

Commercial Parking and Servicing

Part 4.2

4.2.1 Where the district or borough council has not adopted its own parking standard, parking should be provided as follows:

Normal parking standards

Use	Spaces / m ² (GFA unless otherwise stated)	Minimum requirement
Food retail	One space / 14m ² ≥100m ²	Min 4 spaces / Unit
Non-food retail inc. financial and professional services	One space / 20m ² ≥100m ²	Min 4 spaces / Unit
Offices	Urban town* centre or edge of centre; One space / 60m ²	Min 2 spaces / Unit
	Rest of Urban town*; One space / 35m ²	
	Rural town centre or edge of centre; One space / 40m ²	
	Rest of rural town; One space / 30m ²	
	Out of any town; One space / 30m ²	
Light and general industry	Urban town* centre or edge of centre; One space / 130m ²	Min 2 spaces / Unit
	Rest of urban town*; One space / 80m ²	
	Rural town centre or edge of centre; One space / 90m ²	
	Rest of rural town; One space / 65m ²	
	Out of any town; One space / 55m ²	
Storage and distribution	Urban town* centre or edge of centre; One space / 300m ²	Min 2 spaces / Unit
	Rest of urban town*; One space / 180m ²	
	Rural town centre or edge of centre; One space / 200m ²	
	Rest of rural town; One space / 150m ²	
	Out of any town; One space / 120m ²	
Restaurants, cafés	1 space per 5m ² of public area plus 1 space per 2 f/t equivalent staff members	Min 2 spaces / Unit

Use	Spaces / m ² (GFA unless otherwise stated)	Minimum requirement
Public houses, licensed private members clubs	1 space per 2.5m ² of net bar area plus 1 space per 2 f/t equivalent staff members	Min 2 spaces / Unit
Pub restaurants	1 space per 10m ²	Min 2 spaces / Unit
Take-away hot food shops (excluding fast food drive-thru restaurants)	1 space per 5m ² of public area plus 1 space per 2 f/t equivalent staff members	Min 2 spaces / Unit
Food & Drink - Fast food drive-thru restaurants	1 space per 8m ²	Min 2 spaces / Unit
Residential care homes and nursing homes excluding secure residential institutions	1 space per 3 bedrooms + 1 space for each member of staff (maximum number of staff on site at one time) Note: A change from a care home to a nursing home may not be permitted	Min 2 spaces
Surgeries and clinics (doctors, dentists, vets, etc.)	One space / member of staff plus two spaces / consulting room.	N/A
Crèche, day nursery	One space / two members of staff plus one space / six children	Min 2 spaces
Cinemas, conference facilities, concert halls, theatres, and other seated spectator facilities	One space / five seats	N/A
Dance halls, nightclubs, indoor play areas	One space / 22m ²	N/A
Stadia	One space / 15 seats plus coach parking	N/A
Swimming pools, health clubs, gymnasias	One space / 10 m ² of public area	N/A
Schools	See Part 4.3 New Schools & School Extensions	
Higher and further education	One space / two staff plus one space / 15 students	N/A

***Urban towns – Nottinghamshire**

Arnold, Beeston, Carlton, Hucknall, Stapleford, West Bridgford, Eastwood, Kimberley, Mansfield, Mansfield Woodhouse, Warsop, Sutton-in-Ashfield, Kirkby-in-Ashfield. Everywhere should be categorised as rural towns.

Departures from standard

4.2.2 Where a lower level of parking provision is proposed this must be justified within a Transport Assessment or Statement. Commercial developments will not be supported should they be likely to result in excessive on street parking that would:

- impair road safety,
- obstruct access for vehicles, including for service vehicles, the emergency services, and buses, and

- obstruct footways and be a hazard to cyclists and pedestrians, including those with mobility or visual impairments.

Where the size of a car park is to be based on an assessment of vehicle trip generation and parking accumulation an allowance of around 10% spare capacity should be included to minimise the chance of congestion, repeated circulation, and driver frustration during peak periods.

Dimensions for car parking spaces within car parks

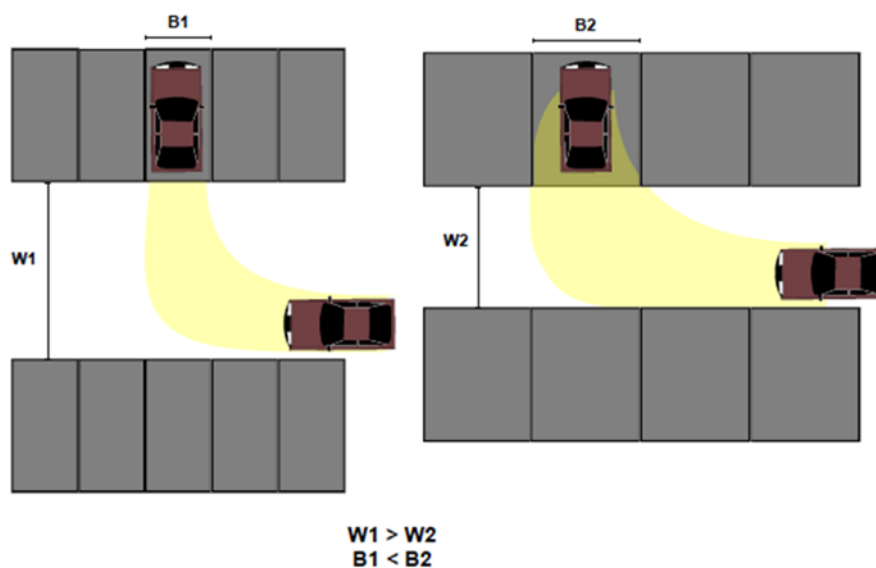
4.2.3 Each parking space should achieve the following dimensions:

- Absolute minimum of 2.4m wide by 4.8m long (minimum 2.0m x 6.0m when parallel).
- Desirable 2.5m wide by 5.0m long (minimum 6.0m long when parallel).
- End spaces require a minimum width of 3.3m where there is a physical boundary.
- The minimum aisle width for two-way working is 5.0m (usually 6.0m when perpendicular).

4.2.4 The aisle width (W below) needed to access echelon or perpendicular spaces conveniently, depends on the width of the bay and the angle of approach. For a 2.4m wide bay, these values are typically:

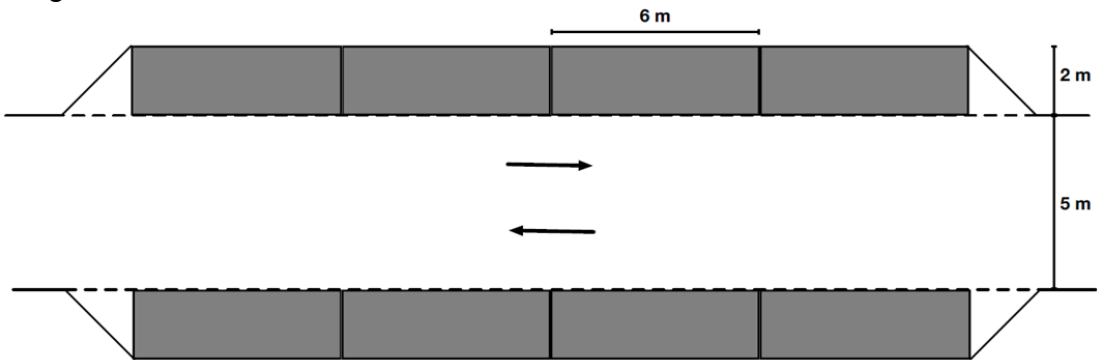
- at 90 degrees, W = 6.0m,
- at 60 degrees, W = 4.2m, and
- at 45 degrees, W = 3.6m.

The aisle width requirement can be reduced if the spaces are made wider. Swept-path analysis can be used to assess the effect of wider spaces with a reduced aisle width as illustrated in the diagram.

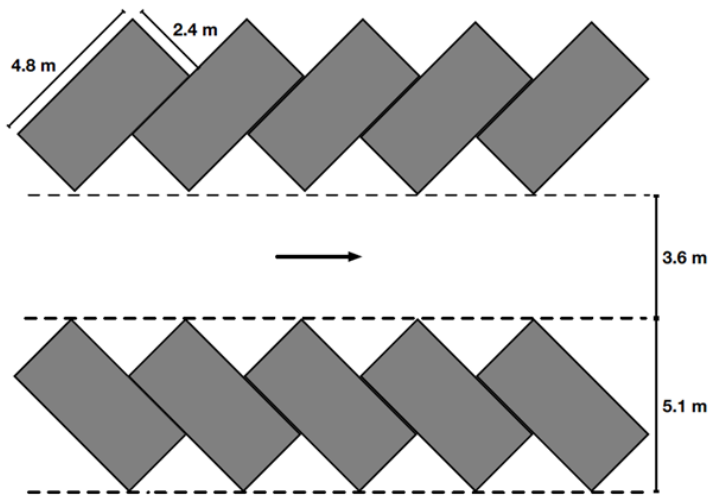


Standard parking configurations

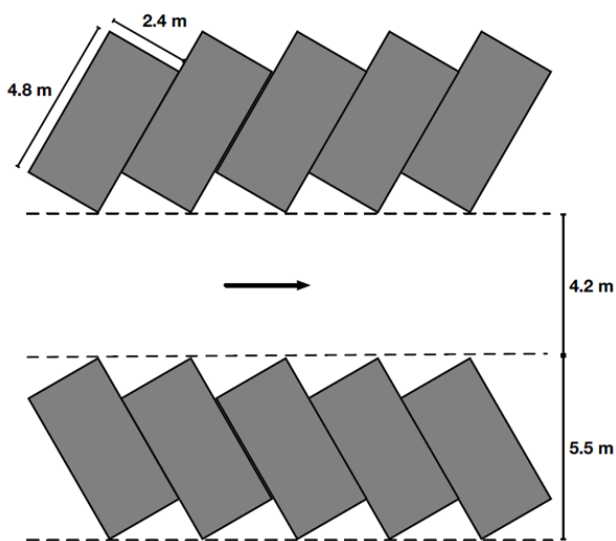
Parallel Parking



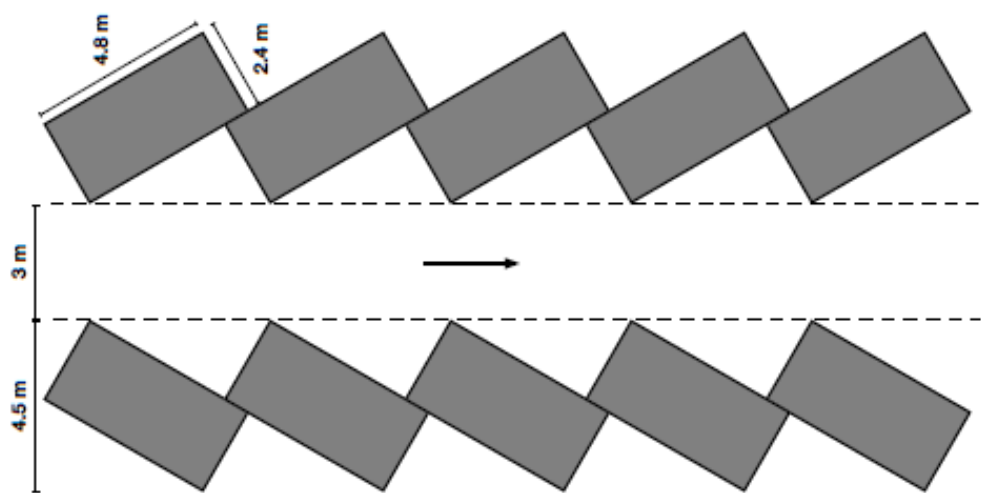
45° Parking



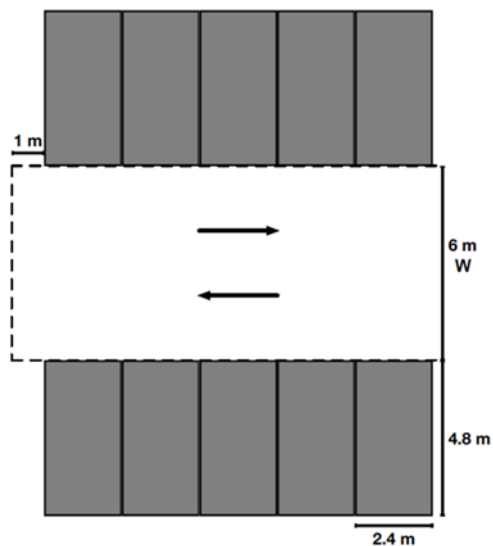
60° Parking



30° Parking



Perpendicular parking

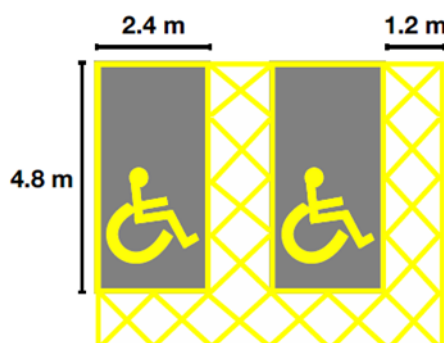


Normal minimum disabled parking standard

4.2.5 The normal minimum disabled parking provision is specified in the following table. Disabled spaces should be located close to the entrance of the building. Wherever disabled or accessible spaces are at a different level from the adjacent pavement, a dropped kerb should be provided for wheelchair users, with an appropriate tactile paving surface.

Car park use	Disabled parking provision
Employees and visitors to business premises	<p>>5 parking spaces</p> <p>5% (rounded up) of the total number of parking spaces shall be designated as disabled spaces.</p> <p>≤ 5 parking spaces</p> <p>A minimum of 1 additional space shall be designated as a disabled space.</p> <p>Where land is constrained ≤ 5 parking spaces</p> <p>A minimum of 1 unmarked accessible parking space.</p>
Shopping, recreation, and leisure	<p>>5 parking spaces</p> <p>6% (rounded up) of the total number of parking spaces shall be designated as disabled spaces.</p> <p>≤ 5 parking spaces</p> <p>A minimum of 1 additional space shall be designated as a disabled space.</p> <p>Where land is constrained ≤ 5 parking spaces</p> <p>A minimum of 1 unmarked accessible parking space.</p>
Schools and higher and further education	See Part 4.3 New Schools & School Extensions

90° Disabled parking bays (perpendicular)



90° Unmarked accessible parking bay (perpendicular)



Minimum servicing provision

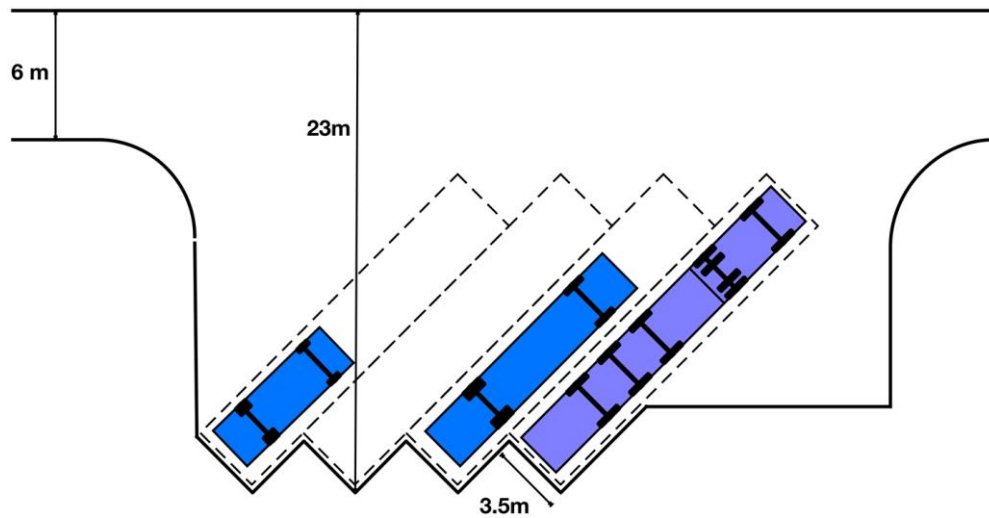
4.2.6 The minimum servicing provision is set out in the following table.

Description of land use	Normal servicing provision
Shops	Stores above 5,000m ² - One goods bay space / 1000m ²
	Stores between 3000m ² to 5000m ² - One goods bay space / 750m ² ;
	Stores between <3000m ² - You must make provision within the site for service and delivery vehicles to be loaded and unloaded clear of the highway.
Restaurants, cafes and drinking establishments	You must make provision within the site for service and delivery vehicles to be loaded and unloaded clear of the highway.
Light industry, Research and development	One lorry space for every 500m ²
General industrial	One lorry space for every 400m ²
Storage and distribution	One lorry space for every 400m ²

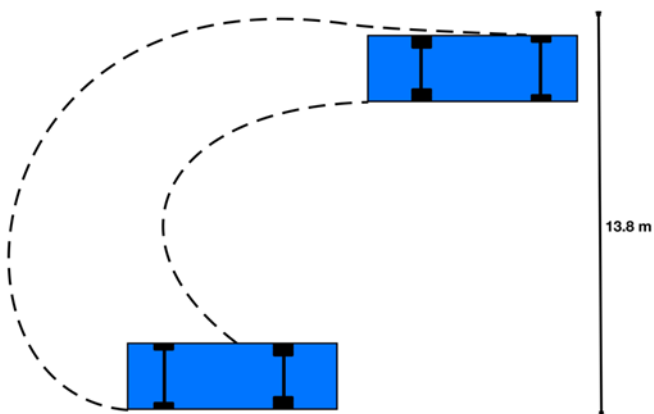
4.2.7 All commercial premises must include adequate servicing provision regardless of scale. As well as complying with the above standards, the design of commercial premises should include access for the movement and parking of goods vehicles that are compatible with the Freight Transport Association publication **‘Designing for Deliveries’**.

4.2.8 The size of the servicing area must be capable of allowing the largest goods vehicle likely to visit and multiples thereof space to manoeuvre such that access and egress can be achieved in a forward direction. Where it is unlikely that goods vehicles would exceed a certain length, but there remains potential for longer vehicles, it may be necessary for a proposal to be supported by a Delivery and Service Management Plan that sets out how the type and size of vehicles visiting the site will be managed and controlled.

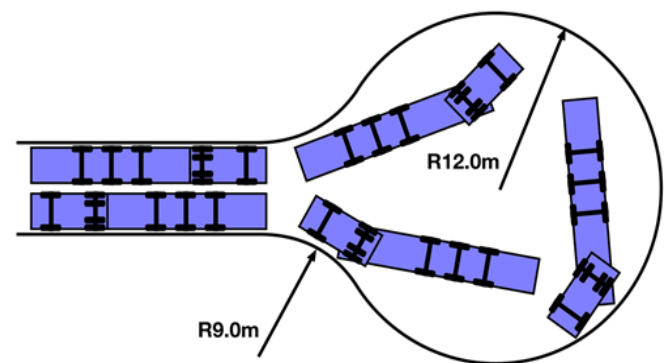
45° angled bays suitable for articulated vehicles. Depth can be reduced to 18m for rigid lorries only



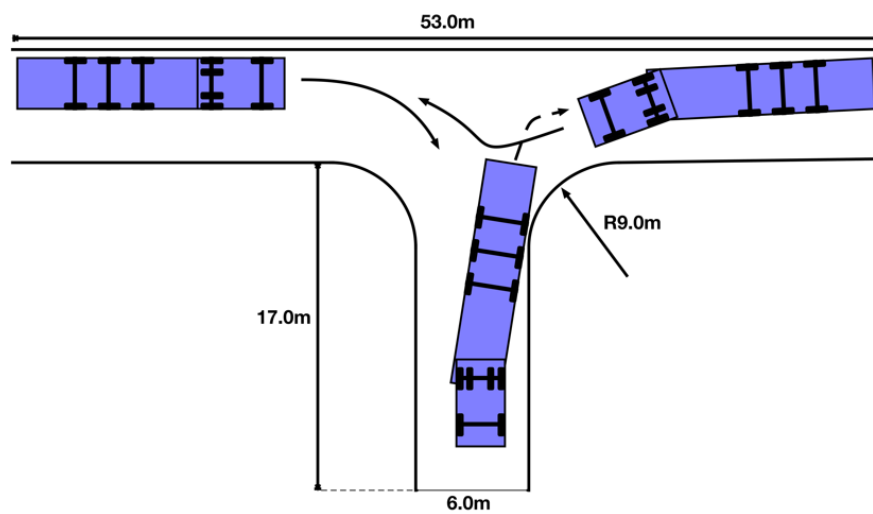
7.5 tonne small rigid lorry full lock U-turn



16.5m articulated lorry turning area



T-turning area for 16.5m articulated lorry



Parking for motorcycles

4.2.9 The parking standard for motorcycles and mopeds is one space, plus an additional space for every 10 car parking spaces. Parking spaces should normally be 2.5m x 1.5m with a 1m space between each bike. A secure ground anchor point is required for each space.

Minimum cycle parking provision

4.2.10 The minimum cycle parking provision is set out in the following table. Cycle hoops should be secure, undercover, and in a position where they are overlooked, preferably close to the entrance of the building.

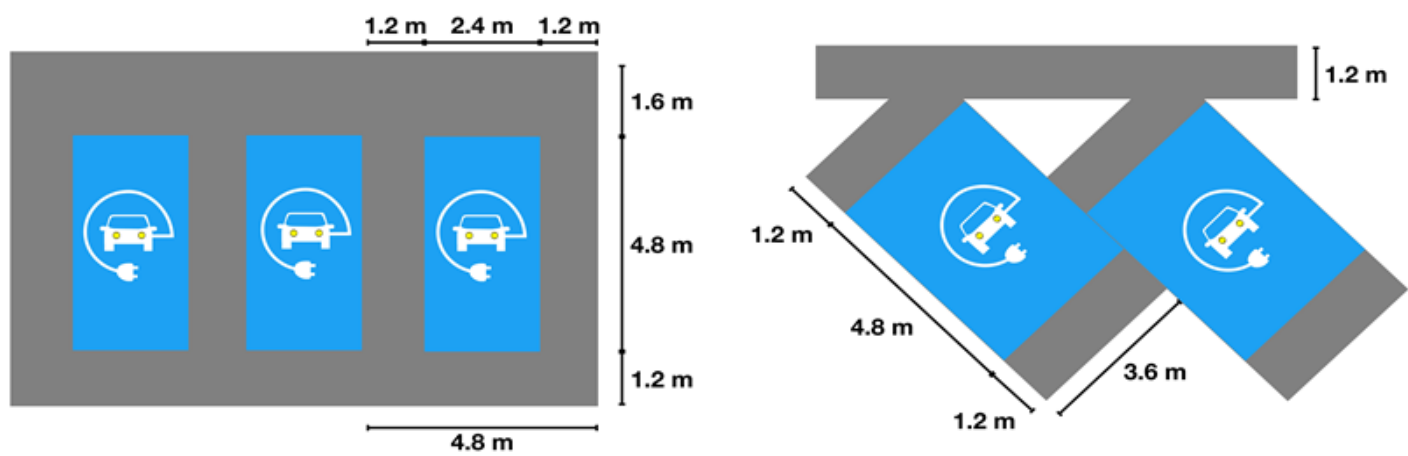
Use class	Sub-category	Short stay requirement (obvious, accessible, and close to destination)	Long stay requirement (secure and covered)
All	Parking for adapted cycles for disabled people	5% of total capacity co-located with disabled car parking	5% of total capacity co-located with disabled car parking.
Retail	Small (<200m ²)	1 per 100m ²	1 per 100m ²
	Medium (200-1,000m ²)	1 per 200m ²	1 per 200m ²
	>1,000m ²	1 per 250m ²	1 per 500m ²
Employment	Office/Finance	1 per 1000m ²	1 per 200m ²
	Industrial/Warehousing	1 per 1000m ²	1 per 500m ²
Leisure and Institutions	Leisure centres, assembly halls, hospitals, and healthcare	Greatest of: 1 per 50m ² or 1 per 30 seats/capacity	1 per 5 employees
	Educational Institutions	-	Separate provision for staff and students based on Travel Plan mode share targets. Minimum: Staff: 1 per 20 staff Students: 1 per 10 students

Electric vehicle charging

4.2.11 EV charging requirements shall comply with The Building Regulations 2010, Infrastructure for the charging of electric vehicles, Approved Document “S”. Where the development is a conversion or change of use of an existing building, the same principle should be applied. In all instances, sufficient electrical network capacity must be procured from the Distribution Network Operator to accommodate electric vehicles and their charging requirements.

4.2.12 EV charging provision should be accessible for all and should not be counted towards the general level of parking provision. Further advice is contained in BSI PAS 1899:2022 *Electric vehicles – Accessible charging – Specification*.

EV charging point configurations



[End]