



Parking standards

SPG^{BH}
note 4
supplementary planning guidance

What is an SPG?

A Supplementary Planning Guidance Note (SPG) is one of the material considerations that can be taken into account when determining a planning application. It is intended to provide helpful guidance for the developer, consistent with the provisions of the Local Plan. This SPG Note is one of a series produced by Brighton & Hove City Council and it is to be read in conjunction with the Brighton and Hove Local Plan. Each SPG note has been subject to a period of consultation and Council Approval. The standards set out in SPG Note 4 were approved by the council on 1st April 1997 and incorporated in the first deposit draft plan on 25th September 2000.

Introduction

This document sets out the parking standards that are being applied by the Brighton and Hove Council when considering development proposals.

- ◇ All the car parking standards are maximum standards.
- ◇ The car parking standards for blue (previously orange badge holders) are minimum standards.
- ◇ The cycle parking standards are minimum standards.

All the standards should be applied with reference to the policies in Brighton & Hove Local Plan first deposit draft 2000:

- ◇ TR1, 'Development and the demand for travel';
- ◇ TR2 'Public transport accessibility and parking'
- ◇ TR3 'Development in areas of low public transport accessibility'
- ◇ TR12 'Cycle, access and Parking

- ◇ TR15 'Shopmobility'
- ◇ TR16 'Parking for people with mobility related disability and
- ◇ TR17 'Parking Standards'.

The Brighton & Hove Local Plan, first deposit draft 2000 requires each development to provide for the multi-modal travel and transport needs generated by the development. This will include providing for car parking, either on site or in public car parks, improving public transport links to the site and within it, providing cycle parking and cycle access within and to the site and providing safe and attractive pedestrian links.

Maximum Parking Standards

The standards set out below are maximum parking standards but the city's aim is to reduce excessive parking provision that encourages the non essential use of the car, especially for peak time travel.

Parking standards

The likely availability of a parking space is an important factor in determining whether or not a journey is made by car. Setting appropriate standards for the provision of on-site parking is consistent with the council's strategic transport objectives to reduce the need to travel and the impact of road traffic on the surrounding environment and further integrate land use and transport.

Development proposals in which parking provision is less than the standard, will need to demonstrate that adequate provision has been made to reach the site by sustainable forms of transport. This will include measures that particularly facilitate and encourage movement by walking, cycling and public transport. It is not acceptable to under provide parking spaces where this would lead to excessive on street commuter parking.

Commuted Payments

The practise of using commuted payments in lieu of meeting the full car parking standards, was adopted on 1st April by the council in 1997 in the light of government advice at the time. However, the government no longer advises the blanket use of commuted payments in lieu of providing car parking spaces to the required standard on site because this would not encourage developers to seek a reduction in the use of cars for non-essential journeys.

Commuted payments are still acceptable for specific expenditure on specified items to improve accessibility or to pay for parking measures that will be relevant to the development. For example to provide a local traffic management / parking scheme; to support the improvement of the Park and Ride operation; to provide cycle parking off site where it cannot be accommodated on site; to provide cycle and pedestrian routes or to support shop-mobility schemes where blue (former orange) badge parking cannot be provided. Other measures such as accessible bus-stops and real-

time information systems for bus passengers could also be secured through appropriate legal agreements (S.106).

TYPE OF DEVELOPMENT	CENTRAL AREA / AREAS OF PARKING CONTROL	OUTSIDE CONTROL ZONES
AI - SHOPS	<p>Operational Parking: up to 50m² per unit.</p> <p>Non-operational Car Parking: No on-site provision allowed but commuted payment sought at 1 space per 30m² plus 1 space per 3 staff or part thereof.</p>	<p>Car Parking: 1 space per 30m² of gross floor space plus 1 space per 3 staff or part thereof</p>
AI - SUPERSTORES (FOOD)	<p>Blue Badge / Orange Badge Parking: 1 space per unit or commuted payment for shop mobility.</p> <p>Cycle Parking: 1 secure cycle parking space per 550m² or part thereof.</p>	<p>Car Parking: 12 spaces per 100m² of gross floor space</p>
Superstores (food) between 2,500m² but less than 5,000m²	<p>Operational Parking: Loading and unloading space. Car Parking 50m² of parking plus 50m² for each additional 750m².</p> <p>Non-operational Car Parking: Car parking: no on-site provision usually allowed but commuted payment sought at 6 spaces per 100m² of gross floor space or part thereof.</p>	
Major Retailing Developments (Food): greater than 5,000m²	<p>Blue Badge / Orange Badge Parking: 1 space plus 1 space per 1,000m² gross floorspace part thereof.</p> <p>Cycle Parking: 1 secure cycle space 550m² gross floorspace or part thereof.</p> <p>Operational Parking: 50m² of parking space plus 50m² for each additional 750m² of gross floorspace.</p> <p>Non-operational Car Parking: No on-site provision allowed, commuted payment sought at 12 spaces per 100m² gross floor space or part thereof</p> <p>Blue Badge / Orange Badge Parking: 1 space plus 1 space per 1,000m² gross floorspace part thereof.</p>	<p>Car Parking: 12 spaces per 100m² of gross floor space</p>
Brighton and Hove Local Plan 2000	<p>Cycle Parkings: 1 secure cycle space 550m² gross floorspace or part thereof.</p>	

TYPE OF DEVELOPMENT	CENTRAL AREA / AREAS OF PARKING CONTROL	OUTSIDE CONTROL ZONES
A1 - GARDEN CENTRES	<p>Operational Parking: 1 car space per 30m² of reduced floorspace area. "Floorspace" calculated at 10% of the gross floor area</p> <p>Non-operational Car Parking: No on-site provision allowed but commuted payment sought at 3 spaces per 100m² of gross floorspace.</p> <hr/> <p>Blue Badge / Orange Badge Parking: 1 space plus 1 space per 1,000m² gross floor space or part thereof or commuted payment for shop mobility where applicable</p> <hr/> <p>Cycle Parking: 1 secure cycle space per 550m² floorspace or part thereof.</p>	<p>Car Parking: 1 space per 30m² of overall display area or part thereof.</p>

A2 / A3

TYPE OF DEVELOPMENT	CENTRAL AREA / AREAS OF PARKING CONTROL	OUTSIDE CONTROL ZONES
A2 / A3 - FINANCIAL AND PROFESSIONAL SERVICES	<p>Car Parking: 1 car space per 30m² of gross floor area.</p> <hr/> <p>Blue Badge / Orange Badge Parking: 1 space per 300m² gross floorspace or part thereof or commuted payment for shop mobility scheme where applicable.</p> <hr/> <p>Cycle Parking: 1 secure cycle space per 200m² floorspace or part thereof.</p>	<p>Car Parking: 1 car spaces per 30m² of gross floor area or part thereof.</p>
A3 - FOOD AND DRINK Restaurants / Cafés	<p>Car Parking: 1 car space for 5m² of public area plus 1 car space per 4 full time equivalent staff members.</p>	<p>Car Parking: 1 car space for 5m² of public area plus 1 car space per 2 full time staff members.</p>
Roadside Restaurants		<p>Car Parking: 1 car space per 2 seats, plus 4 spaces for staff members</p>
Transport Cafés		<p>Car Parking: 50m² of usable parking space per seat plus 1 car space per 2 full-time equivalent staff members</p>

TYPE OF DEVELOPMENT	CENTRAL AREA / AREAS OF PARKING CONTROL	OUTSIDE CONTROL ZONES
Public Houses and Licensed Clubs	Car Parking: 1 car space for 5m ² of public area plus 1 car space per 2 full time equivalent staff members.	Car Parking: 1 car space for 2.5m ² of net bar area plus 1 car space per 2 full-time staff members.
Take-Aways	Car Parking: 1 car space for 5m ² of public area plus 1 car space per 2 full time staff members.	Car Parking: 1 car space per 5m ² of public area plus 1 car space per 2 full-time staff members.
Standard for all A3 uses listed above	Blue Badge / Orange Badge Parking: Establishments: 1 space per 60m ² of public area or thereof or commuted payment for mobility.	
	Cycle Parking: 1 secure space and additional cycle parking space per 300m ² floorspace or part thereof.	

BI

TYPE OF DEVELOPMENT	CENTRAL AREA / AREAS OF PARKING CONTROL	OUTSIDE CONTROL ZONES
BI - BUSINESS Offices	Operational Parking: 1 car space per 30m ² of reduced floorspace area. On sites where 10% of the gross floorspace would be too small to provide the minimal operational provision, priority should be given to securing adequate Blue Badge / Orange Badge Parking, cycle parking and a loading bay on-site.	Car Parking: On-site provision of 1 car space per 30m ² of gross floor area or part thereof. Servicing: On-site loading bay for largest vehicle.
	Non-operational Car Parking: No on-site provision allowed, commuted payment sought at 1 car space per 30m ² of gross floor area less any provision allowed on-site for operational purposes.	
	Blue Badge / Orange Badge Parking: 1 space per 100m ² gross floorspace (or part thereof) or commuted payment for mobility scheme.	
	Cycle Parking: 1 secure cycle parking space and additional cycle parking space at 1 per 200m ² floorspace or part thereof.	

TYPE OF DEVELOPMENT	CENTRAL AREA / AREAS OF PARKING CONTROL	OUTSIDE CONTROL ZONES
B1 - BUSINESS Industry	<p>Operational Parking: Not less than 10% of the gross floor area.</p> <p>Non-operational Car Parking: No on-site provision allowed, commuted payment sought at 1 car space per 20m² up to 200m² and 1 car space per 50m² thereafter.</p> <p>Blue Badge / Orange Badge Parking: 1 space plus 1 space per 600m² or part thereof or commuted payment for mobility scheme.</p> <p>Cycle Parking: 1 secure cycle space and additional cycle parking space at 1 per 200m² floorspace or part thereof.</p>	<p>Car Parking: 1 car space per 20m² up to 200m² and 1 space per 50m² thereafter.</p> <p>Servicing: On-site loading bay.</p>

B2

TYPE OF DEVELOPMENT	CENTRAL AREA / AREAS OF PARKING CONTROL	OUTSIDE CONTROL ZONES
B2 - INDUSTRY	<p>Operational Parking: Not less than 10% of the gross floor area.</p> <p>Non-operational Car Parking: No on-site provision allowed, commuted payment sought at 1 space per 20m² up to 200m² and 1 space per 50m² thereafter.</p> <p>Blue Badge / Orange Badge Parking: 1 space for disabled use per 100m² gross floorspace (or part thereof) or commuted payment for mobility scheme.</p> <p>Cycle Parking: 1 secure cycle parking space and additional cycle parking space at 1 per 200m² floorspace or part thereof.</p>	<p>Car Parking: 1 car space per 20m² up to 200m² and 1 space per 50m² thereafter.</p> <p>Servicing: 50m² of unusable space for unloading per 200m² floor area.</p>

B8

TYPE OF DEVELOPMENT	CENTRAL AREA / AREAS OF PARKING CONTROL	OUTSIDE CONTROL ZONES
B8 - STORAGE / DISTRIBUTION	<p>Car Parking: 1 car space per 50m² of gross floor area.</p> <p>Servicing: Area for waiting and unloading.</p>	<p>Car Parking: 1 car space per 50m² of gross floor area.</p> <p>Servicing: Area for waiting and unloading.</p>
	<p>Blue Badge / Orange Badge Parking: 1 space plus 1 space per 600m² or part thereof or commuted payment for mobility scheme.</p>	
	<p>Cycle Parking: 1 secure cycle space and 1 additional cycle parking space per 850m² floorspace or part thereof.</p>	

C1, C2,

TYPE OF DEVELOPMENT	CENTRAL AREA / AREAS OF PARKING CONTROL	OUTSIDE CONTROL ZONES
C1 - HOTELS	<p>Operational Parking: Not less than 50% for unloading.</p> <p>Non-operational Car Parking: 1 space per 2 bedrooms. Commuted payments may be allowed in lieu of on-site provision.</p>	<p>Car Parking: 1 space per bedroom plus 1 space per resident staff, plus 1 space per 2 other staff plus additional spaces for extra facilities.</p> <p>Servicing: Where appropriate 50m² (min.) of usable space for unloading.</p>
	<p>Blue Badge / Orange Badge Parking: 1 space for disabled use or commuted payment for mobility scheme where applicable.</p>	
	<p>Cycle Parking: 1 secure cycle parking space per 10 staff.</p>	
C2 - RESIDENTIAL INSTITUTIONS	<p>Car Parking: 1 car space per 6 residents plus 1 car space per 2 staff.</p>	<p>Car Parking: 1 car space per 6 residents, plus 1 car space per residential staff, plus 1 car space per two other staff.</p>
Rest Homes	<p>Blue Badge / Orange Badge Parking: 1 space per establishment up to 20 beds, then 1 additional space per 20 beds.</p>	

C2

TYPE OF DEVELOPMENT	CENTRAL AREA / AREAS OF PARKING CONTROL	OUTSIDE CONTROL ZONES
Nursing Homes	<p>Car Parking: 1 car space per 3 beds for staff and visitors plus 1 car space per resident staff plus ambulance bay.</p>	
	<p>Blue Badge / Orange Badge Parking: 5 spaces per establishment up to 100 beds, then 1 additional space per 20 beds.</p>	
Hospitals	<p>Car Parking: 1 car space per bed space plus 1 car space per 2 staff.</p>	<p>Car Parking: 1 car space per bed plus 1 car space per 2 staff on duty, plus suitable ambulance bay.</p>
	<p>Blue Badge / Orange Badge Parking: 5 spaces per establishment up to 100 beds, then 1 additional space per 20 beds.</p>	
Cycle Parking for all C2 uses	<p>Cycle Parking: 1 secure cycle space per 10 staff.</p>	

C3

TYPE OF DEVELOPMENT	CENTRAL AREA / AREAS OF PARKING CONTROL	OUTSIDE CONTROL ZONES
C3 - DWELLING HOUSES		
Houses / Flats	<p>Car Parking: 1 car space per dwelling plus 1 space per 5 dwellings for visitors.</p>	<p>Houses with up to 3 beds: 1 space per dwelling plus 1 car space per 2 dwellings for visitors.</p> <p>Servicing: Where appropriate 50m² (min) of usable space for unloading.</p>
	<p>Cycle Parking: 1 secure cycle parking space per dwelling plus 1 secure space per 3 dwellings for visitors.</p>	
Houses in Multiple Occupancy (HMO's)	<p>Car Parking: 1 car space per 4 bed-sits.</p>	<p>Car Parking: 1 car space per 2 bed-sits.</p>
	<p>Cycle Parking: 1 secure space per 3 bed-sits.</p>	

TYPE OF DEVELOPMENT	CENTRAL AREA / AREAS OF PARKING CONTROL	OUTSIDE CONTROL ZONES
Dwellings for Elderly	Car Parking: 1 car space per 4 dwellings plus 1 space per residential staff.	Car Parking: 1 car space per 2 dwellings plus 1 space per residential staff plus 1 space per 2 other staff.
	Cycle Parking: 1 secure cycle space per 3 dwellings.	
Residential Caravans	Not applicable in central area.	Car Parking: 1 car space per unit plus 1 car space per 3 units for visitors.
		Cycle Parking: 1 secure space per unit.
Blue Badge / Orange Badge Parking all C3 Uses	Blue Badge / Orange Badge Parking: 1 space per 10 dwellings.	

DI

TYPE OF DEVELOPMENT	CENTRAL AREA / AREAS OF PARKING CONTROL	OUTSIDE CONTROL ZONES
DI - NON RESIDENTIAL INSTITUTIONS Educational Establishments	Operational Parking: 2 visitors car spaces, commuted payments will be sought for parking spaces at the standard applied to educational establishments outside the restraint zone.	Car Parking: 1 car space per teaching staff member plus 1 car space per 3 other staff members, plus 2 spaces for visitors.
	Bus Parking: 2 spaces plus 1 additional space for each 2,500m ² of floorspace or part thereof.	
	Disabled Parking: 2 spaces plus 1 additional space for each 2500sq. metres of floorspace or part thereof.	Disabled Parking: 2 spaces plus 1 additional space for each 2500sq metres of floorspace or part thereof.
	Cycle Parking: 1 secure parking space per 250m ² of part thereof. Student residences - 1 secure cycle space per 3 residents.	Cycle Parking: 1 secure parking space per 200m ² or part thereof. Student residences - 1 secure cycle space per 3 residents.
Health Centres and Medical Clinics	Car Parking: 4 car spaces per consulting room plus 1 car space per 2 other staff on duty at any one time.	Car Parking: 4 car spaces per consulting room plus 1 car space per 2 other staff on duty at any one time.

TYPE OF DEVELOPMENT	CENTRAL AREA / AREAS OF PARKING CONTROL	OUTSIDE CONTROL ZONES
Day Centres	<p>Blue Badge / Orange Badge Parking: 1 space for up to 3 consulting rooms and 1 additional space per 3 consulting rooms thereafter.</p>	
	<p>Cycle Parking: 1 secure parking space per 200m² or part thereof.</p>	
Community Centres, Church Halls, Public Halls, Places of Worship including Crematoria Chapels	<p>Car Parking: 2 car spaces per 3 staff members for staff parking plus 3 car spaces for visitors.</p>	
	<p>Blue Badge / Orange Badge Parking: 1 space for up to 3 consulting rooms and 1 additional space per 3 consulting rooms thereafter.</p>	
	<p>Cycle Parking: 1 secure parking space per 200m²</p>	<p>Car Parking: 1 space per 5 seats.</p>
	<p>Car Parking: No on-site save for 2 visitor spaces. Commuted payments will be sought for parking spaces at the standard applied for outside the restraint area.</p>	<p>Bus Parking: Loading area / setting down bay suitable for bus use.</p>
Libraries, Art Galleries, Museums, Tourist Information Centres, Citizen's Advice Bureau	<p>Bus Parking: Loading areas / setting down bay suitable for bus use.</p>	
	<p>Blue Badge / Orange Badge Parking: 2 spaces plus 1 additional space for each additional 1000m² gross floorspace or part thereof.</p>	
	<p>Cycle Parking: 2 secure parking spaces plus 1 space for each additional 1000m²</p>	<p>Car Parking: 1 space per full time staff plus 1 car space per 30m² gross floorspace.</p>
	<p>Car Parking: No on-site provision save for spaces for disabled and cyclists. Commuted payments will be sought for parking spaces at the standards applied for outside the restraint area.</p>	<p>Bus Parking: Loading area / getting down bay suitable for bus use.</p>
<p>Blue Badge / Orange Badge Parking: 2 spaces plus 1 additional space for each additional 1000m² gross floorspace or part thereof.</p>		
<p>Cycle Parking: 2 secure parking spaces plus 1 space for each additional 200m² or part thereof.</p>		



TYPE OF DEVELOPMENT	CENTRAL AREA / AREAS OF PARKING CONTROL	OUTSIDE CONTROL ZONES
<p>D2 - ASSEMBLY AND LEISURE</p> <p>Cinema, Bingo Hall and Concert Hall</p>	<p>Car Parking: 1 car space per 5 seats plus 1 car space per 3 staff employed. No on-site parking required but commuted payments will be required to meet the above standards.</p> <p>Servicing: Loading bay for largest vehicle likely to use the site.</p>	<p>Car Parking: 1 space per 5 seats plus 1 car space per 3 staff employed.</p> <p>Servicing: Loading bay for largest vehicle likely to use the site.</p>
<p>Clubs</p>	<p>Car Parking: 1 car space per 2.5m² of net bar area plus 1 car space 2 staff members. No on-site parking required but commuted payments will be required to meet the above standard.</p> <p>Servicing: Loading bay for largest vehicle likely to use the site.</p>	<p>Car Parking: 1 car space per 2.5m² of net bar area plus 1 car space per 2 staff members.</p> <p>Servicing: Loading bay for largest vehicle likely to use the site.</p>
<p>Swimming Pool, Ice Rink, Sports Centre:</p>	<p>Car Parking: 1 car space per 10m² of facility plus 1 car space per 10 spectators' set as plus 1 car space per 3 staff plus 1 coach stopping area.</p> <p>Servicing: Loading bay area for largest vehicle likely to use the site.</p>	<p>Car Parking: 1 car space per 10m² of facility plus 1 car space per 10 spectators' seats plus 1 car space 3 staff plus 1 coach stopping area.</p> <p>Servicing: Loading bay for largest vehicle likely to use the site.</p>
<p>Sports Pitches</p>	<p>Car Parking: 2 car spaces per 2 players at busiest period plus 1 car space per 5 spectators positions.</p> <p>Bus Parking: Coach parking area.</p>	<p>Car Parking: 1 car space per 2 players at the busiest period plus 1 car space per 5 spectator positions.</p> <p>Servicing: Loading bay for largest vehicle likely to use the site.</p>
<p>Indoor Bowls, Bowling Alleys</p>	<p>Car Parking: 2 car spaces per lane plus 10 car spectator seats.</p> <p>Bus Parking: Coach parking area.</p>	<p>Car Parking: 2 car spaces per lane plus 1 car space per 10 spectator seats.</p> <p>Servicing: Coach parking area.</p>

TYPE OF DEVELOPMENT	CENTRAL AREA / AREAS OF PARKING CONTROL	OUTSIDE CONTROL ZONES
For all above Assembly and leisure uses	<p>Blue Badge / Orange Badge Parking: Minimum 3 spaces for up to 2500m² gross floorspace. Thereafter an additional 1 space for each 1000m² gross floorspace or part thereof.</p>	
	<p>Cycle Parking: 1 secure cycle space and 1 additional secure space per 300m² floorspace or part thereof.</p>	
Other Uses	<p>Petrol Stations: 1 space per 2 employees, plus space for 1 waiting vehicle per pump in addition to those using the pumps. Car wash: room for 3 waiting cars.</p>	<p>Petrol Stations: 1 space per 2 employees, plus space for 1 waiting vehicle per pump in addition to those using the pumps. Car wash: room for 3 waiting cars.</p>
	<p>Car Sales: 1 car space per 50sq.m indoor and outdoor sales space plus 1 space per 2 employees.</p>	<p>Car Sales: 1 car space per 50sq.m indoor and outdoor sales space plus 1 space per 2 employees.</p>
	<p>Vehicle Repair: 1 car space per 2 employees plus 3 extra car parking spaces per bay, plus 50sq.m of useable space for loading.</p>	<p>Vehicle Repair: 1 car space per 2 employees plus 3 extra car parking spaces per bay, plus 50sq.m of useable space for loading.</p>
	<p>Tyre and Exhaust Centre: 1 space per bay plus 1 space per 2 employees.</p>	<p>Tyre and Exhaust Centre: 1 space per bay plus 1 space per 2 employees.</p>
	<p>Cycle Parking: 1 secure space and 1 additional space per 850sq.m floorspace</p>	<p>Cycle Parking: 1 secure space and 1 additional space per 850sq.m floorspace</p>
	<p>Disabled Parking: 1 space per unit.</p>	<p>Disabled Parking: 1 space per unit.</p>