

Parking Standards Annexe

Below are the proposed parking standards for future developments for Tamworth Borough Council.

Car parking

Development Type	Proposed Standards
Industry	1 space per 25 sq.m. up to 250 sq.m., then 1 space per 50 sq.m. (all gross floor space)
Storage and Distribution	Warehouses 1 space per 80 sq.m. gross floor space, plus adequate HGV parking and manoeuvring areas to serve the development, having regard to a typical end-user's requirements for HGV usage.
Business	Offices 1 space per 20 sq.m. up to 200 sq.m., then 1 space per 30 sq.m. (all gross floor space)
Hotels	1 space per bedroom 1 space per 3 employees working at the busiest times, plus 1 space per resident staff. <i>(Additional spaces may be required for facilities open to non-guests (e.g. spas or conference facilities))</i>
Hostels	1 space per warden 1 space for 2 bedsits
Care and Nursing homes	Sheltered housing / elderly persons' home Other Residents/Visitors: 1 car space per 3 dwellings/units of accommodation/bedroom non-resident care staff: 1 space per 3 staff present at busiest time Visitors: 1 space per 4 flats
Residential – homes	Traditional Housing Per dwelling: 5 bed plus – 3+ spaces 3 & 4 bed: 3 spaces 1 & 2 bed: 1 space plus 1 space per 3 dwellings for visitors Self-contained flats and apartments Residents: 1 space per flat Visitors: 1 space per 4 flats
Shops	Staff: 1 space per 95 sqm gross floor space Customers: 1 space per 20sqm gross floor space Garden centres

	Staff and customers: 1 space per 50 sq.m. sales area For café apply Restaurant/café standards below.
Restaurants	Staff: 1 space per 85 sq.m. gross floor space Diners: 1 space per 5 sq.m. of dining area or 1 lorry space (artic) per 3sq.m. dining area in the case of transport cafes Hot food takeaway 1 space per 2 staff 1 space per 3 sq.m. of waiting area. These standards may be relaxed or waived where public parking is readily available nearby.
Services	Offices - Financial and professional services Staff & Visitors: 1 space per 20 sq.m. gross floor space Uses which can be carried out in a residential area without detriment to its amenity including E(g(i) offices E(g)(ii) Research and development of products or processes E(g)(iii) Industrial processes Case-by-case basis
Sports, Recreation and fitness	Sports centres Staff and visitors: 1 space per 2 persons staffing and using the premises at the busiest time. Tennis/ golf/ bowling (greens) 1 space per 3 sq.m. of indoor public floor area, 2 spaces per court, 1 space per lane of any driving range, 2 spaces per golf hole. Cricket, football, rugby 1 space per 3 sq.m. of public floor area of buildings 12 spaces and 1 space for a coach per pitch Suitable space should be identified for coaches to manoeuvre to allow for player drop off and pick up. Cinemas/Theatres 1 space per 5 seats * <i>(included in previous SS Local plan but not 2024 plan review)</i>
Medical	Clinics/ GP practices / Health centres Staff: 1 space per GP. 1 space for each other medical member of staff employed at busiest time 1 space for each 2.5 non-medical member of staff employed at busiest time Visitors: 3 spaces per consulting room Hospitals 1 space per 5 staff * <i>(included in previous SS Local plan but not 2024 plan review)</i>

Places of Education and learning	Nursery Schools 1 space per member of teaching staff 1 drop-off space per 10 children Primary/Secondary schools 1 space per member of teaching staff 1 space per 3 member of non-teaching staff. A suitable part of the hard play area to be allocated and suitably constructed so it can be used by cars on school open days, etc Suitable space should be identified for buses to manoeuvre to allow for pupil drop off and pick up Colleges/ adult training centres 1 space per member of teaching staff 1 space per 10 full-time equivalent students Day care and adult training centres In particular centres for people physically handicapped will require accommodation for special passenger vehicles with tail lift, etc. 1 space per member of staff at busiest time Visitors: 1 space for a unit of 5 persons
Non-residential institutions	Public libraries Staff: 2 spaces up to 300 sq.m. gross floor area, 6 spaces above 300 sq.m. gross floor area Visitors: 1 space per 50 sq.m. gross floor area Churches 1 space per 5 seats Assembly Halls Staff: 1 space per 2.5 employees employed at busiest time 1 space per 5 sq.m. public floor space
Motor Trade	Vehicle service, tyre, exhaust garage 3 vehicle spaces per each service/repair bay 1 car space for every 40 sq.m. of gross floor area Car Sales Staff: 1 space per 25 sq.m. Customers: 1 space per 40 sq.m. of gross sales floor area plus 1 space per 10 outside display places For ancillary workshop/storage areas and parts departments:

	3 vehicle spaces per each service/repair bay 1 car space for every 40 sq.m. of gross floor area Car wash facilities 5 queuing spaces Caravan sites Occupiers: 1 space per caravan Visitors: 1 space per 5 caravans
Other	Public Houses Staff: 1 space per 85 m2 gross floor space Bar customers: 1 space per 2.5 sq.m. of public drinking area Food customers: 1 space per 3 sq.m. of public dining area Marinas 1 space per 2 mooring berths Stadia 1 space per 15 seats <i>* (included in previous SS Local plan but not 2024 plan review)</i>

Cycle Parking

All cycle parking provided should be secure and weatherproof in the first instance. The parking facilities should be situated as close to the building they serve as possible and would benefit from good lighting, clear signage and natural surveillance where possible. Storage facilities should provide the ability to secure both the frame and the wheels of the bike if lockers are not being used.

Development Type	Requirement
Industry	1 space per 500 sq.m gross floor area
Storage and Distribution	1 space per 1000 sq.m gross floor area
Business	1 space per 200 sq.m. gross floor area
Hotels	1 space per 5 staff 1 space per 10 guest rooms 1 space per 60 sq.m for restaurant/entertainment area
Hostels	1 space per bedroom
Care and Nursing homes	Residential Institutions 1 space per 5 staff
Residential – homes	Houses <i>For dwellings without garages secure cycle storage facilities should be provided based on the following standards</i> 1 space per 1 bedroom flat 2 spaces per 2-bedroom flat

	Halls of residence (Purpose built student accommodation) 1 space per 10 students
Shops	Retail 1 space per 200 sq.m gross floor area Garden centres 1 space per 200 sq.m for staff and customers
Restaurants	1 space per 60 sq.m gross floor area (excluding associated residential accommodation)
Services	Financial and professional services 1 space per 200 sq.m gross floor area
Sports, Recreation and fitness	Case-by-case basis (Recommendations welcomed)
Medical	Consulting rooms 1 space per 3 consulting rooms Hospitals 1 space per 5 staff
Places of Education and learning	Nursery Schools 1 space per 5 members of staff 1 space per 200m ² for visitors Education centres 1 space per 5 staff plus 1 space per 3 students Residential schools, colleges, halls of residents or training centres 1 space per 10 students Day centre 1 space per 5 staff plus 1 space per 200 sq.m for visitors
Non-residential institutions	Public libraries/ Art Galleries and Museums 1 space per 15 staff plus 1 space per 60 sq.m Churches 1 space per 5 seats Assembly Halls and Leisure 1 space per 5 staff plus 1 space per 100 sq.m Places of worship 1 space per 10 seats Public and exhibition halls 1 space per 10 seats

Motor trade	Case-by-case basis (Recommendations welcomed)
Other	Public car parks 1 space per 10 car parking spaces Marinas 1 space per 10 moorings Camping sites 1 space per 5 staff plus 1 space per 10 pitches

Electric Vehicles (EV Charging)

Requirements		
Residential development	EV charging requirement	Minimum charge point specification
Houses	1 fast charge socket per house, located on a parking space within the property's curtilage	7kw
Flats/Apartments	1 fast charge socket per dwelling, using both allocated and unallocated spaces where necessary	7kw
Non-residential development	EV charging requirement	Minimum charge point specification
B2 Industry (>500sqm) B8 Warehouses (>1000sqm) C1 Hotels C2 Care/Nursing Home E.(a) Retail (500 –1,849sqm) E.(c) Offices (financial & professional services) (>500sqm) E.(d) Sports centres (>500sqm) E.(e) Clinics/ GP practices /Health Centres E.(g) Offices (>500sqm) F.1(a) Primary/ Secondary schools F.1(a) Colleges/ adult training centres F.1(e) Assembly Halls (>500sqm)	20% of available spaces to be fitted with a fast charge socket Plus A further 20% of available spaces to be provided with power supply to provide additional fast charge socket	7kw Feeder pillar or equivalent permitting future connection

High demand, short stay land uses	EV charging requirement	Minimum charge point specification
Development with high demand and short stay trips in strategic locations, including (but not limited to) - Motorway/ Strategic Service Stations, - Large petrol filling stations - large scale (1,850sqm or more) retail	20% of available spaces to be fitted with a fast charge socket	7kw
	A further 10% of available spaces to be provided with power supply to provide additional fast charge sockets	Feeder pillar or equivalent permitting future connection
	1 or more rapid charge sockets	50kw Mode 4 (DC) multi-standard charge point. 400v AC 100Amp Triple Phase dedicated power supply.
It is to be noted that unless specified all electric charge points must be fitted with a universal socket and be a minimum of a Mode 3 specialised system for electric vehicle charging running from a dedicated circuit. It is the responsibility of the developer to ensure that the electricity supply is sufficient.		

Accessible / Disabled parking

Requirement	
Please note disabled parking should be provided on firm and level ground and situated as close as feasible to the main entrance as possible	
Parking Type	Measurement/ requirement
Disabled parking space (base)	2.4m × 4.8m
Disabled access aisle	+1.2m (between spaces)
Disabled safety zone	+1.2m (vehicle side of bay)
Disabled space overall (guideline)	At least 3.6m wide × 6.0m long
Recommendations welcomed on percentage of disabled bays required per site	

Lorry parking

Requirement
Size Range between 13.5m x 3.6 m to 17.5m x 4.7 m
All new developments and extensions to existing building will be required to provide adequate onsite parking for employees, visitors and deliveries together with maneuvering in accordance with the above standards.

Comments from Staffordshire Highways

Feedback and Recommendations

- HMO's – Car parking 1 space per 2 bed sits / Cycle parking 1 space per bedroom.
- Traditional housing – 3-4 bedrooms per 3 spaces (minimum) – more adult children living with parents adds to number of cars.
- Consider excluding garages as part of space numbers as a large number are now used for other purposes.
- Consider looking at whether Town Centre standards need to differ from areas further.

Draft for consultation