

Dorset County Council

Car and Cycle Parking Guideline figures for non-residential development

This is a review of the suggested parking guidelines and optimum levels that would meet the likely and operational requirements of various establishments and business uses.

The suggested figures should be interpreted as an initial pragmatic county wide guide. The specific level of parking provision included in any development proposal will be agreed through joint discussions between the local highway authority, local planning authority, developer and his/her consultants. That agreed level of provision will take account of, amongst other things:

- the location of the proposed development and the area that it serves
- the travel demand that is likely to be generated as a result
- offsite constraints and opportunities that influence the functionality of the site for the use(s) proposed

These factors will be explored and quantified in the transport appraisal or assessment submitted as part of the application for planning consent for the proposed development. The scale of final parking provision will also reflect mitigation measures proposed as a result of the transport appraisal/assessment including the delivery and implementation of Travel Planning and provisions.

Motorcycle parking should be carefully considered in line with recommendations in Manual for Streets [MfS 8.4 page 112/113] - particularly in recognition of various accessibility initiatives of motor scooters for youngsters etc.

Car Parking and Cycle Parking Guidelines:-

Use Class		Car & HGV Parking	Cycle Parking
A1 Retail	Food and Non-Food Retail < 500m ² GFA	1 per 20m ² + 1 per 100m ² for staff	1 per 250m ²
A1a	Non-Food Retail > 500m ² GFA	1 per 20m ² + 1 per 2 Full time staff + 1 HGV space per 1000m ²	First 500 m ² 1 per 250m ² Then 1 per 1000m ²
A1b	Food Retail > 500m ² GFA	1 per 14m ² + 1 per 2 Full time staff + 1 HGV space per 1000m ²	1 per 350m ²
A2	Financial & professional services / Banks / estate agents / building societies	1 per 30m ²	1 per 125m ²
A3 / A4 / A5 Food & Drink	Restaurants / cafes / Public Houses / Bars / Takeaways	1 per 15m ² + 1 per 2 Full time staff	1 per 100m ²
B1	Business Offices	1 per 30m ²	1 per 125m ²
B2	General Industrial	1 per 30m ² + 1 HGV space per 250m ²	1 per 500m ²
B8	General Warehouse and Distribution	1 per 200m ² + 1 HGV space per 250m ²	1 per 500m ²
C1	Hotels and Hostels	1 per bedroom + 1 per 2 Full time staff	Individual assessment

C2 C2a	Residential Institutions Hospitals	1 per 4 staff + 1 per 3 visitors	Individual assessment
C2b	Nursing Homes / Care Homes	1 per 4 beds + 1 per 2 Full time staff	Individual assessment
D1 D1a	Non-Residential Institutions Places of worship / Church Halls / Public Halls	1 per 5m ²	Individual assessment
D1b	Clinics / Health Centres / Surgeries	2 per consulting room + 1 for every Full time staff	Individual assessment
D1c	Libraries	1 per 25m ²	Individual assessment
D1d	Art Galleries and Museums	1 per 40m ²	Individual assessment
D1e & f	Schools	1 per 2 Full time staff + visitor + disabled provision	Individual assessment
D2 D2a	Assembly and Leisure Cinemas / Conference Halls	1 per 5 seats	Individual assessment
D2c	Function Rooms	1 per 20m ²	Individual assessment
Other types of development		Car & HGV Parking	Cycle Parking
	Service stations	1 per 2 staff + 1 per 3 service bays	Individual assessment
	Car Dealerships (External display)	1 per 2 staff + 1 per 10 forecourt cars + Consider transporter provision	Individual assessment
	Commercial Display Showrooms	1 per 100m ² + 1 per 2 Full time staff	Individual assessment

The above guidance does not cover every potential use type or combination of mixed use developments and the Highway Authority reserves the right to change, amend, or adjust these, or any other guidance figures to provide a sensible parking strategy.