



Vehicular and Cycle Parking Guidance

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SURREY

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Introduction

It is widely recognised that the availability of car parking has a major influence on the means of transport people choose for their journeys. It is therefore essential to try and get the balance right, by providing an appropriate level and type of parking, protecting highway safety and promoting transport sustainability.

This guidance recognises that Surrey produces varying demand for travel and car parking, and its resultant car parking requirements. It would be inappropriate to apply a single standard across the entire county, so the intention is to apply a pragmatic and flexible approach.

SCC, as Highway Authority is a Statutory Consultee in respect of transport planning considerations and responds to planning application consultations from all of the Planning Authorities where development has a highway and transport impact.

At a local level, concerns relating to deficiencies in car parking provision leads to a desire amongst local communities for more car parking spaces. On these occasions, the County Council might express concern about catering for car parking demand particularly in an area that might already be suffering from congestion.

Surrey exhibits a wide range of social and economic circumstances that necessitate a flexible approach to identifying appropriate levels of car parking provision. Such an approach should provide a level of accessibility by private car that is consistent with the overall balance of the transport system at the local level.

The increased popularity of cycling for leisure and commuting means that the inclusion of high quality cycle parking is important in all new development. Similarly, the emergence of electric vehicles and a projected growth in their use and ownership dictates that charging points must also become integral to all new development.

Policy

This guidance was originally produced in 2012 in accordance with the national planning policy in existence and emerging at that time. Consideration was also given to the draft National Planning Policy Framework (NPPF) dated July 2011. The NPPF is based around the principle of local and neighbourhood plans, which empower local communities to shape their own surroundings. It provides a framework within which local people and their respective councils can produce their own distinctive approaches, reflecting the needs and priorities of their areas.

It is considered that this parking guidance very much accords with the NPPF approach in its recommendation for flexibility and application according to local circumstances.

Consultation

This guidance was originally the subject of consultation between October 2010 and January 2011. Comments received were incorporated where appropriate. This guidance is intended to be applied locally and via Local Development Frameworks. The car and cycle parking element of the Guidance remains as pre the previous 2012 version.

In order to keep pace with emerging technology, the guidance is now updated to include further revised electric vehicle charging standards. The new electric vehicle requirements has been presented to the 'Surrey Air Alliance, a group made up of Environmental Health Officers from Surrey districts and boroughs.

The previous 2012 Guidance sought the use of trickle charger points; these are no longer recommended and instead it is recommended that higher capacity charge points be used in order to align with increasing technology and larger capacity EV batteries. The guidance will be further updated as and when necessary to keep pace with evolving EV technologies. Any significant changes to future EV infrastructure requirements will become the subject of further consultation.

Application of this guidance

This guidance is intended to be flexible and used as considered appropriate by the 12 LPAs across Surrey. This is to ensure that parking requirements can be completely tailored by the LPA to suit the unique circumstances of any given development proposal in accordance with its location.

How to use this guidance

Surrey County Council's (SCC) vehicular and cycle parking guidance is set out overleaf. This guidance is commended to the 12 LPAs for use within their own local development framework documents and supersedes the SCC Parking Strategy dated January 2012. Please note:

- All parking levels relate to gross floor area and are recommended as a maximum unless otherwise stated.
- Provision for uses marked "**individual assessment**" will require their own justification and the inclusion of parking management plans, travel plans and cycle strategies where appropriate.
- Levels of parking per member of staff (full time equivalent) should be calculated using the average of those employed on site at any one time.
- Guidance is also provided regarding disabled parking, school parking, car clubs and electric vehicle charging points.

Production of Individual Assessments

Where "individual assessment" is required, it should be demonstrated that demand for parking is either met on site or mitigated and managed as appropriate.

Potential grounds for parking related objections by SCC

When responding to consultations on residential development, it is expected that SCC will only raise objections regarding parking if there is a shortfall that would lead to danger on the adjoining highway.

It is unlikely that objections would be raised on amenity grounds of a shortfall in parking, or if parking in excess of residential guidance were being provided. Excessive parking provision in residential development is unlikely to generate travel by car, unless it is also used by other more restrained landuses, where restraint might have been applied in that locality. There is no policy to restrict car ownership so there is little to be gained in heavily restraining residential parking.

In the case of all other land uses, objections might be raised to parking being proposed in excess of the suggested guidance on policy grounds. Parking proposed at levels below the maximum standard will not be objected to, other than in exceptional circumstances where there are significant implications for road safety.

RECOMMENDED GUIDANCE – Maximum Vehicular Parking Levels

Use Class	MAXIMUM per m ² GFA
A1 Retail	
Food or non-food retail eg: small parades of shops serving the local community (up to 500m ²)*	1 car space per 30m ²
Food retail (500 m ² to 1000m ²)*	1 space per 25m ²
Food retail (above 1000m ²)*	1 car space per 14m ²
Non-food retail (500m ² or more)*	1 space per 25m ²
*Suggested reductions as stated or greater, to be applied based on location. Note: Retail parking to be provided as shared use where appropriate.	Town Centre 75% Edge of Centre 50% Suburban 25% Suburban/Edge/Village/Rural 0%
A3 Food and drink	
Restaurants, snack bars and café's. For sale & consumption on the premises (if located beyond Town Centre locations).	1 car space per 6m ² No parking in town centres
A4 Drinking establishments	
Public houses, wine bars or other drinking establishments but not nightclubs (if located beyond Town Centre locations).	Individual assessment/justification No parking in town centres
A5 Hot Food Takeaways	
For sale & consumption of hot food off the premises (if located beyond Town Centre locations).	1 car space per 6m ² No parking in town centres
B1 Business	
Offices, research & development, light industry appropriate in a residential area – threshold of 2500m ²	A maximum range of 1 car space per 30m ² to 1 car space per 100m ² depending on location
B2 General Industrial	
General industrial use	1 car space per 30m ²
B8 Storage/distribution (including open air storage)	
Warehouse – storage	1 car space per 100m ² 1 lorry space per 200m ²
Warehouse – distribution	1 car space per 70m ² 1 lorry space per 200m ²
Cash and carry	1 car space per 70m ² 1 lorry space per 200m ²
C1 Hotels	
Hotels, boarding and guest houses where no significant care is provided	1.5 car spaces per bedroom plus 1 coach space per 100 bedrooms OR Individual assessment/justification
C2 Residential Institutions	

Use Class	MAXIMUM per m² GFA
Care home Nursing home	1 car space per 2 residents OR Individual assessment/justification
Hospitals	1 car space per 4 staff plus 1 car space per 3 daily visitors OR Individual assessment/justification
Residential colleges	Individual assessment/justification
Training centres	1 car space per 2 staff OR Individual assessment/justification
C3 Dwelling houses (family houses, up to 6 residents living as a single household, including households where care is provided)	See Figure1 on page 11
Elderly (sheltered)	1 car space per 1 or 2 bed self contained unit OR 0.5 per communal unit OR Individual Assessment
D1 Non-residential institutions	
Day Nurseries/Crèche	0.75 car spaces per member of staff plus 0.2 spaces per child
Doctor's practices	1 car space per consulting room remaining spaces on individual assessment
Dentist's practices	1 car space per consulting room remaining spaces on individual assessment
Veterinary practices	1 car space per consulting room remaining spaces on individual assessment
Libraries, museums and art galleries	1 car space per 30m ² OR Individual assessment/justification
Public halls licensed for entertainment, unlicensed youth and community centres and Scout huts etc	1 car space per 3 persons OR per 3 seats OR per 20 m ² OR Individual assessment/justification
Places of worship	1 car space per 10 seats OR Individual assessment/justification
Schools/colleges/children's centres	Individual assessment/justification – see additional notes on page 7

Use Class	MAXIMUM per m² GFA
D2 Assembly and leisure	
Theatres, cinemas, bingo clubs, dance halls and clubs	1 car space per 5 licensed persons OR Individual assessment/justification
Conference Centres	1 car space per 5 seats OR Individual assessment/justification
Exhibition Halls	1 car space per 6 m ² OR Individual assessment/justification
Stadia	1 car space per 15 seats OR individual assessment/justification
Health clubs/leisure centres	Individual assessment/justification
Tennis and Badminton Clubs	4 car spaces per court OR Individual assessment/justification
Squash Clubs	2 car spaces per court OR Individual assessment/justification
Marinas and water sports	3 car spaces per hectare of water OR Individual assessment/justification
Field Sports Clubs	1 car space per 2 playing participants OR Individual assessment/justification
Golf Clubs and driving ranges	1 car space per 0.3 holes OR per driving bay OR Individual assessment/justification
Equestrian centres	1 car space per stable OR Individual assessment/justification
Other uses	
Pick your own fruit farms	9 car spaces per hectare of farmland OR Individual assessment/justification
Vehicle repair, garage and spares stores	1 car space per 20m ² OR Individual assessment/justification
Car sales establishments	1 car space per 50m ² car display area OR Individual assessment/justification
Exhaust and tyre centres	1 car space per 0.3-0.5 bays OR Individual assessment/justification

Use Class	MAXIMUM per m² GFA
Sui Generis and all other uses not mentioned above	Individual assessment/justification

Disabled Parking

Parking for disabled drivers should be designed and provided in accordance with the appropriate government guidance. As a starting point, for non-residential development, an additional 5% of total parking spaces should be allocated for disabled users or a minimum of 1 space per 750m² (whichever is the greater) to meet demand. Such spaces should have dimensions of 3.6m by 5m and be located no further than 50m from an accessible entrance, (ideally the main entrance), clearly signed and under cover. This is in accordance with Department for Transport Traffic Advice Leaflet 5/95.

School Parking

New Schools, or those where expansion is proposed, are expected to develop, update and monitor School Travel Plans.

Cars

Operational requirements (broadly defined as staff and visitors) should be provided for only, together with overflow parking areas for community uses. Parent parking, pupil parking and drop off/pick up areas should not be provided as this is a disincentive to travelling by sustainable modes. Existing sites may be an exception if further on-street parking reduces highway safety or emergency access.

Measures to discourage parking should be considered first and could include car sharing, staggered school days, parking restrictions, parking permits issued on the basis of need and other measures as appropriate.

A parking management plan should be prepared and submitted as an integral part of any planning application where parking is an acknowledged problem.

Coach/Bus

On all new school sites where it is likely that pupils will travel to and from school in coaches, sufficient space should be reserved to allow coaches to enter the site, drop off and pick up pupils. Where appropriate, bus stops, bays, raised kerbs, seating and shelters shall be provided on the highway by the applicant.

Cycles and non-motorised Scooters

Provision of cycle and non-motorised scooter* parking will be a condition of any new or expanded school. Whenever possible, improvements to cycle routes and other appropriate safety measures should be provided by the applicant.

*for Pre-school and Primary School education.

Car Clubs

Parking provision for use by Car Clubs will be supported where appropriate and on a case-by-case basis.

Electric Vehicle Charging

The County Council will seek the provision of electric vehicle (EV) charging points within all new developments as set out below. The UK has seen a rapid growth in plug-in vehicles since the introduction of government grants in 2011 and in May 2017 registrations of cars able to run solely on electric power reached 100,000¹. These standards have been based on the most recent projections by the Department for Transport which predict plug-in vehicles will make up between 3% and 7% of all new car sales in 2020². Furthermore, they support the government's ambition that every new car sold will be Ultra Low Emission by 2040 and the commitment to provide significant financial support until at least 2020³. These standards also take into account the view that the majority of charging will take place at home and be done overnight with supplementary charging taking place in workplaces, town centres and at service stations.

EV charging is a developing technology and the County Council will seek to ensure that connection points are installed in line with emerging technical requirements and open standards. Connections conforming to national and/or industry standards will therefore be used wherever possible. With continuing development in technology, it is expected that wired charging will eventually be replaced by passive wireless charging which allows vehicles to park or travel over a pad buried beneath the surface. The County Council will expect new installations to be passive when this method of charging becomes cost effective for general use.

There are currently three speeds available for electric vehicle charging – trickle (3kw), fast (7kw) and rapid (40kw+). Trickle charging is not recommended for use by the County Council. Battery prices have fallen significantly in recent years⁴ and the recent introduction of larger 40kw batteries in more affordable family cars has reduced the practicality of trickle charging, since charging times can easily exceed 12 hours. The standards below acknowledge that innovation and technology will continue to develop and battery sizes will get increasingly larger to meet the demand for longer range electric vehicles. Additionally, the price of charging units has also fallen, increasing the financial viability of fast, 7kw chargers, in residential and retail developments. A number of new styles of charging unit e.g. wall mounted, have increased the ease with which they can be integrated into new housing developments. Commercial land uses, particularly those with retail units, present the possibility of charging users fees for the use of fast or rapid units, creating an income stream to offset installation or running costs.

These standards will be reviewed in line with the development of technology.

It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required.

¹ Society Motor Manufacturers Traders (SMMT), 2017, Electric Car Registrations June 2017

² Highways Agency, 2014, Preparing the strategic road network for electric vehicles

³ Dept. for Transport, 2013, Driving the future, today – A strategy for ultra-low emission vehicles in the UK

⁴ [Committee on Climate Change \(CCC\), 2016, Meeting Carbon budgets – June 2016 Report to Parliament](#)

Residential Development	EV Charging Requirement	Charge Point Specification	Power Requirement
Houses:	1 fast charge socket per house.		
Flats/Apartments	20% of available spaces to be fitted with a fast charge socket	7kw Mode 3 with Type 2 Connector	230v AC 32 Amp Single Phase dedicated supply
C2 Care /Nursing Home			
C3 Elderly (Sheltered)	A further 20% of available spaces to be provided with power supply to provide additional fast charge socket	Feeder pillar or equivalent permitting future connection.	230v AC 32 Amp Single Phase dedicated supply
Commercial Development (Offices / Employment Retail / Leisure Uses)	EV Charging Requirement	Charge Point Specification	Power Requirement
B1 Offices, light Industry 500m>			
B2 General Industrial 500m>			
B8 Storage & Distribution 1000m>	10% of available spaces to be fitted with a fast charge socket	7kw Mode 3 with Type 2 Connector	230v AC 32 Amp Single Phase dedicated supply
D1 Doctors/Dentists practices			
D1 Schools/Colleges	A further 10% of available spaces to be provided with power supply to provide additional fast charge socket	Feeder pillar or equivalent permitting future connection.	230v AC 32 Amp Single Phase dedicated supply
A1 Retail 500m2>			
C1 Hotels			
D2 Sports Clubs, Health Clubs, Leisure Centres, Theatres, Cinemas, Conference Centres, 500m2>			

Sui Generis Uses	EV Charging Requirement	Charge Point Specification	Power Requirement
(Including all other uses not mentioned above).	Individual assessment / justification	Individual assessment/justification	To be determined by charge point specification
High demand, Short Stay Land Uses			
(Development with high demand and short stay characteristics in strategic locations (e.g. motorway service stations, large petrol filling stations). Large or major development and regeneration projects.	20 % of available spaces to be fitted with a fast charge socket	7kw Mode 3 with Type 2 Connector	230v AC 32 Amp Single Phase dedicated supply
	A further 10% of available spaces to be provided with power supply to provide additional fast charge socket	Feeder pillar or equivalent permitting future connection.	230v AC 32 Amp Single Phase dedicated supply
	1 or more rapid charge sockets	50kw Mode 4 (DC) Multi-standard charge point.	400v AC 100Amp Triple Phase dedicated supply

Note: Please refer to [BEAMA Guide to Electric Vehicle Infrastructure \(April 2015\)](#) for guidance and further information on charging modes and connector types.

FIGURE 1 – Recommended Guidance for Residential Parking

Locational Characteristics	Town Centre	Edge of Centre	Suburban	Suburban edge/ Village/Rural
1 & 2 bed flats	1 space per unit	1 space per unit	1 space per unit	1 space per unit
1 & 2 bed houses	1 space per unit	1 space per unit	1 + space per unit (note 1)	1.5 + spaces per unit (note 1)
3 bed houses	1 space per unit	1 + space per unit (note 1)	2 + spaces per unit (note 1)	2 + spaces per unit (note 1)
4 + bed houses	1 space per unit	2 + spaces per unit (note 1)	2 + spaces per unit (note 1)	2 + spaces per unit (note 1)

Notes on Figure 1

1. Where space permits, it may be appropriate to consider increased provision.
2. Reduced or even nil provision may be appropriate in support of demand management and the most efficient use of land.
3. Allocated or unallocated parking may be acceptable where appropriate.
4. Unallocated parking should be available only to the proposed development.
5. Visitor parking is encouraged where appropriate (eg: flats) though is not always necessary.
6. Garages, open carports and/or car barns are acceptable subject to good design. It is acknowledged that in certain locations garages may be used for purposes other than parking. The appropriate size and provision of garages is considered to be a matter for the local authority.

RECOMMENDED GUIDANCE – Minimum Cycle Parking Levels

Cycle parking should be designed and provided in accordance with the appropriate government guidance. Current guidance suggests that such parking should be undercover, lit, secure, adequately signed and as close to the destination as possible (within 20m).

Use Class	MINIMUM Standard
A1 Retail	
Food retail	1 space per 350m ² (out of centre) 1 space per 125m ² (town/local centre)
Non-food retail	1 space per 1500m ² (out of centre) with minimum 4 spaces 1 space per 300m ² (town/local centre)
Garden Centre (can also be classed under sui generis)	1 space per 300m ² (min 2 spaces)
All other retail uses	Individual assessment
A3 Food and drink	
Restaurants, snack bars and café's. For sale & consumption on the premises (if located beyond Town Centre locations).	1 space per 20 seats (min 2 spaces), town centre parking not necessarily required
A4 Drinking establishments	
Public houses, wine bars or other drinking establishments but not nightclubs (if located beyond Town Centre locations).	1 space per 100m ² (min 2 spaces), town centre parking not necessarily required
A5 Hot Food Takeaways	
For sale & consumption of hot food off the premises (if located beyond Town Centre locations).	1 space per 50 m ² (min 2 spaces), town centre parking not necessarily required
B1 Business	
Offices	1 space per 125m ² (min 2 spaces)
Research & development / light industry	1 space per 250m ² (min 2 spaces)
B2 General Industrial	1 space per 500m ² (min 2 spaces)
B8 Storage or distribution (inc. open air storage)	1 space per 500m ² (min 2 spaces)
C1 Hotels/Guest houses	Individual assessment
C2 Residential Institutions	
Care homes/Nursing homes	Individual assessment
Hospitals	Individual assessment
Residential colleges	1 space per 2 students 1 space per 2staff

Use Class	MINIMUM Standard
Training centres	Individual assessment
C3 Dwelling houses (family houses, up to 6 residents living as a single household, including households where care is provided)	
Flats / houses without garages or gardens: 1 and 2 bedroom unit 3 or more bedroom unit	1 space 2 spaces
D1 Non-residential institutions	
Day Nurseries/Crèche	1 space per 5 staff plus minimum 2 spaces
Doctor's practices	1 space per 2 consulting rooms minimum 2 spaces
Dentist's practices	1 space per 2 consulting rooms minimum 2 spaces
Veterinary practices	1 space per 2 consulting rooms minimum 2 spaces
Libraries, museums and art galleries	Individual assessment
Public halls licensed for entertainment, unlicensed youth and community centres and Scout huts etc	Individual assessment
Places of worship	Individual assessment
Schools/colleges	School Travel Plan required, to incorporate a site specific cycle strategy (see notes on page 7)
D2 Assembly and leisure	Individual assessment
Sui Generis and all other uses not mentioned above	Individual assessment