Derby Road – Hinckley

Parking

It is proposed to use Leicestershire County Council parking standards for the proposed redevelopment which are contained within the document 'Highways, Transportation and Development – Leicestershire guide' revised edition published April 2006.

This document represents current parking guidance, using maximum parking standards, rather than Hinckley and Bosworth's supplementary planning guidance published in 1996 which utilises a minimum parking standard.

Planning Policy Guidance 13 dated 2001 paragraph 52 states that there should be no minimum standards set for parking

Hinckley is considered an urban area by RPG8 and the site is also located within a short distance, approximately 500m, of Hinckley's primary shopping frontage. The proposed development is located in an area also well severed by sustainable forms of transport.

The proposed redevelopment consists of 51 flats, 8 houses, and 4 commercial units with a total area of 209.4m^2. The parking ratios and number of parking spaces are set out below in table 1.

Table 1 - Parking ratios and number of parking spaces required by Leicestershire County Council

	No. of units / area	Parking ratio	Parking requirement
Flat	51 No.	1 per dwelling	51
Houses	8 No.	1.5 per dwelling	12
Non-food retail	209.4 m^2	1 per 60m^2	4
		Total	67

The ratio used for flats and commercial units is directly inline with Leicestershire County Council parking guidance. The ratio for houses represents an urban area that is well served by alternative means of transport and the larger size of the dwelling.

A total of 67 parking spaces will be provided within the redevelopment. This complies with Leicestershire County Council current parking standards published in 2006.

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