



Have your say on parking standards for new developments in Buckinghamshire

Open date: 14 April 2026

Close date: 12 May 2026

Name: Transport Strategy

Email: transportstrategy@buckinghamshire.gov.uk

Overview

We are asking for your feedback on our draft Parking Standards for New Developments in Buckinghamshire.

The standards set out how much parking should be provided in new developments, and how parking spaces should be designed and managed. The aim is to support future development growth in Buckinghamshire while making sure that parking stays safe, accessible, and well-integrated into local communities.

The draft standards only apply to new developments. They do not cover existing on-street parking or parking in town centres as these are covered by other policies.

About the draft parking standards

The draft standards set out what the council believes is the right amount of parking for different types of development. They also cover how parking should be managed so that new developments work well for residents, visitors and the wider community.

The standards also promote enhanced transport choices through supporting guidance on Car Clubs and Mobility Hubs. The draft Car Clubs guidance and draft Mobility Hubs guidance have been published alongside the draft Parking Standards for New Developments and are included as part of this consultation.

How we developed the draft standards

To shape the draft parking standards, we reviewed a wide range of information, evidence and national guidance. This included:

- national policies, regulations and best practice
- comparisons with parking standards used by other councils
- census data and other travel data
- reviews of public transport and local accessibility
- on-site surveys at different residential and non-residential locations across Buckinghamshire

This work helped us understand:

- how people currently travel day-to-day
- how parking is used in different places
- the level of parking that is appropriate for different types of development

We used this evidence to ensure the draft standards are realistic, up-to-date and reflect the way people travel in Buckinghamshire.

Why parking standards are needed

Parking standards give developers and planners clear requirements on:

- how much parking is needed
- what good design and management look like
- what must be included when planning new sites

Clear standards help make sure new developments are safe, well-designed and make good use of land. They also help ensure a consistent approach across Buckinghamshire, helping new development function well from the start with parking that fits its context and purpose.

Well-designed, parking standards that are based on local insight can reduce pressure on roads and support a mix of travel choices contributing to a safer, more attractive and inclusive place to live, work and get around.

Parking standards, the Local Plan for Buckinghamshire and the Local Transport Plan

[The National Planning Policy Framework](#) (NPPF) gives councils the flexibility to set their own parking standards based on local circumstances, including accessibility, public transport availability, car ownership levels and development needs. In Buckinghamshire, the draft parking standards apply this

flexibility by ensuring new growth is supported by appropriate transport infrastructure that reflects real local conditions and changing needs in our towns and villages.

These standards support the Local Plan for Buckinghamshire (LP4B) and Local Transport Plan (LTP5) vision and objectives which aim to reduce emissions, create high quality places and improve transport choices.

A review of the existing standards found that most provide appropriate levels of parking and remain similar to those used elsewhere. However, some elements have been updated to reflect the latest data, national regulations and to align with the direction of the new Local Plan and Local Transport Plan.

This consultation focuses on the areas where **new proposals are being introduced**. Where minimum requirements are set nationally or where we are simply bringing older standards up to date, there is limited room for change.

Related documents and links

Before you respond to this activity, please have a look at the following documents and links available at yourvoicebucks.citizenspace.com:

- Draft Parking Standards for New Developments
- Draft Car Clubs guidance
- Draft Mobility Hubs guidance

How to have your say

You can tell us your views by completing the online survey at yourvoicebucks.citizenspace.com.

Alternatively, you can:

- email us at Transportstrategy@buckinghamshire.gov.uk
- complete, and return, a printed version of the survey below to Draft Parking Standards for New Developments Consultation, Transport Strategy, Buckinghamshire Council, Walton Street, Aylesbury, HP20 1UA

If you have any questions about this activity, or require this information in another format or language, please email us at Transportstrategy@buckinghamshire.gov.uk

Please tell us your views by 11:59pm on Tuesday 12 May 2026.

What happens next

Your feedback will be used to refine the final parking standards document before it is taken forward for adoption as part of the Local Plan. We are due to publish the draft Local Plan this summer before submitting it to the national Planning Inspector in December.

Privacy

We will use the information you provide here only for this activity. We will store the information securely in line with data protection laws and will not share or publish any personal details. Survey responses will be analysed using Microsoft products including Copilot, Excel and Word. For more information about data and privacy, please see our [Privacy Policy](#).

If you have questions about data and privacy, please email us on dataprotection@buckinghamshire.gov.uk or write to our Data Protection Officer at Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF.

Have your say on parking standards for new developments in Buckinghamshire – Printed survey

You can select the topic(s) of the draft parking standards, mobility hub guidance and car club guidance you would like to comment on from the contents list below.

Please respond on as many or as few topics as you would like to. You will return to the Contents page after each page of questions you answer.

Completing the questions about you, whether you're an individual or an organisation, will help us make more informed decisions.

The parking standards and zoning framework

We propose a context-based zoning approach which sets different levels of parking provision by dwelling size for different areas to reflect variations in local accessibility and travel choices.

For **residential developments**, four parking zones would apply:

- a new Town Centre Zone covering high accessibility areas within a short walk of key services/transport hub.
- Zones A, B and C covering urban, edge-of-town and rural areas respectively

The proposed residential parking standards for each zone are outlined in the table below:

Dwelling Size	Town Centre Zone	Zone A	Zone B	Zone C
1 bedroom	0.5	1.0	1.5	1.5
2 bedrooms	1.0	1.5	2.0	2.0
3 bedrooms	1.5	2.0	2.0	2.5
4 bedrooms	1.5	2.0	2.5	3.0
5 or more bedrooms	2.0	2.5	3.0	3.5

View a map of the proposed Buckinghamshire residential parking zones at yourvoicebucks.citizenspace.com.

For **non-residential developments**, two zones would apply:

- Zone 1: larger towns/urban areas covering Aylesbury, High Wycombe, Amersham, Beaconsfield, Buckingham, Chalfont St Peter & Gerrards Cross, Chesham, Marlow, Princes Risborough, Wendover
- Zone 2: all other settlements.

View a map of the proposed Buckinghamshire non-residential parking zones at yourvoicebucks.citizenspace.com.

The proposed non-residential parking standards have been retained from existing standards with some updates to bring them in line with national regulations. The standards for each zone are outlined in the table below:

Land Use Class	Zone 1	Zone 2
Storage and Industrial		
B2: General Industrial	1 space per 64 sqm	1 space per 39 sqm
B8: Storage and Distribution	1 space per 130 sqm	1 space per 120 sqm
B8: Data centres*	Case by case	Case by case
Residential Institutions and Hotels		
C1: Hotels, boarding and guest houses	1 space per bedroom	1 space per bedroom
C2: Nursing and Care homes	1 space per 3 residents (unallocated)	1 space per 3 residents (unallocated)
C3: Sheltered accommodation and retirement flats	1 space per 4 units (unallocated)	1 space per 3 units (unallocated)
C4: Houses in multiple occupation (HMO)	See residential parking standards	See residential parking standards

Land Use Class	Zone 1	Zone 2
Class E: Commercial, Business and Service		
E(a)(i) Non-food retail	1 space per 38 sqm	1 space per 36 sqm
E(a)(ii) Food retail	1 space per 20 sqm	1 space per 17 sqm
E(b) Sale of food and drink for consumption (mostly) on the premises.	1 space per 17sqm	1 space per 12 sqm
E (c) (i), E (c) (ii) and E (c) (iii): Professional and Financial services	1 space per 34 sqm	1 space per 25 sqm
E(d) Indoor sport and recreation	1 space per 62 sqm	1 space per 26 sqm
E(e) Medical or Health services	1 space per 20 sqm	1 space per 14 sqm
E(f) Creche, Day nursery or Day centre	Case by case	Case by case
F1 Learning and non-residential institutions		
F1(a)** Primary School, Secondary School, Sixth form and College, Higher and Further education	Case by case and in line with school travel plan	Case by case and in line with school travel plan
F1 (a)** SEND School	Case by case and in line with school travel plan	Case by case and in line with school travel plan
F1(d) Libraries	Case by case	1 space per 50 sqm
F1(f)Worship and Religious use	1 space per 25 sqm	1 space per 10 sqm

Land Use Class	Zone 1	Zone 2
F2: Local Community		
F2 (a) Shop(>280m2)	Case by case	Case by case
F2 (b) Halls or public meeting places	1 space per 25 sqm	1 space per 8 sqm
F2 (c) Outdoor sport or recreation	Case by case	Case by case
F2 (d) Indoor or outdoor swimming pools or Skating rinks	1 space per 62 sqm	1 space by 26 sqm
Sui Generis		
Hot food takeaways and drive throughs	1 space per 23 sqm	1 space per 8 sqm
Cinemas and Concert halls	1 space per 12 seats	1 space per 6 seats
Dance halls, Bingo, Casinos	1 space per 21 seats	1 space per 15 seats
Live music venues and Theatres	Case by case	Case by case

A list of all Zone 1 and Zone 2 settlements is available on page 35 (Appendix 5) of the Draft Parking Standards for New Developments.

1. To what extent do you agree or disagree with our proposed zoning framework to tailor parking standards to local accessibility?

Please tick (✓) one option

- Strongly agree
- Agree
- Disagree
- Strongly disagree
- I don't know

Town centre parking zone

The residential parking zones A, B and C and their corresponding standards have been retained from existing standards.

A new town centre parking zone has been introduced for areas with good public transport provision and proximity to key amenities allowing parking provision to be tailored more flexibly to local circumstances. This new zone is characterised by a 15-minute (1 km) walking radius within the town centres of Aylesbury, Amersham, Beaconsfield, Buckingham, Chesham, Gerrards Cross, High Wycombe, Marlow, Princes Risborough and Winslow. These well connected locations have been identified as capable of supporting lower parking standards to support densification, regeneration and sustainable travel.

View a map of the proposed Buckinghamshire residential parking zones including town centre parking zone boundaries at yourvoicebucks.citizenspace.com.

1.1. To what extent do you agree or disagree with the introduction of lower parking requirements in highly accessible town centre areas?

Please tick (✓) one option

- Strongly agree
- Agree
- Disagree
- Strongly disagree
- I don't know

If you have any comments on the proposed parking standards and zoning framework, including the reasons for your answers above, please tell us here:

Mobility hubs in new developments

This proposal encourages the inclusion of mobility hubs in new developments to offer more sustainable travel choices and support agreed parking levels.

Mobility hubs bring together public transport, shared cars/bikes/scooters and local amenities in one place. They should be considered at larger development sites or as links to support the wider transport network. They are intended to make sustainable and shared travel options easy to use, supporting connectivity and accessibility.

The proposal for mobility hubs is outlined on page 27, section 6.6 of the Draft Parking Standards for New Developments. The draft guidance on mobility hubs is also included in this consultation.

2. To what extent do you agree or disagree with the inclusion of mobility hubs in new developments?

Please tick (✓) one option

- Strongly agree
- Agree
- Disagree
- Strongly disagree
- I don't know

If you have any comments on our proposal for mobility hubs in new developments, including the reasons for your answer above, please tell us here:

Car clubs in new developments

This proposal encourages the inclusion of car clubs in new developments to offer more sustainable travel choices and support agreed parking levels.

Car clubs aim to provide convenient access to a car without the need for ownership, helping manage parking demand and broaden travel choice.

Car clubs would be treated as an additional sustainable travel option that supports agreed parking levels and not a substitute for meeting required on-site car parking. They are most suitable for larger or mixed-use developments and constrained sites making sustainable and shared travel options easy to use, supporting connectivity and accessibility.

The proposal for car clubs is outlined on page 26, section 6.5 of the Draft Parking Standards for New Developments. The draft guidance on car clubs is also included in this consultation.

3. To what extent do you agree or disagree with the inclusion of car clubs in new developments?

Please tick (✓) one option

- Strongly agree
- Agree
- Disagree
- Strongly disagree
- I don't know

If you have any comments on our proposal for car clubs in new developments, including the reasons for your answer above, please tell us here:

Disabled, cycle, motorcycle and electric vehicle parking standards

This proposal updates standards for disabled parking, cycling facilities, and electric vehicle charging to meet current and future travel needs and ensure inclusive access. These standards have been updated based on national guidelines such as the following:

- [Cycle Infrastructure Design \(LTN 1/20\)](#)
- [Building Regulations 2010 Approved Document S](#)
- [Inclusive Mobility, 2021](#)
- [Building Regulations 2010 Approved Document M](#)

The proposals for disabled, cycle, motorcycle and electric vehicle parking standards are outlined on pages 13-15 of the Draft Parking Standards for New Developments.

4. To what extent do you agree or disagree with the updated standards for the following:

Please tick (✓) one for each option / statement

	Strongly agree	Agree	Disagree	Strongly disagree	I don't know
Disabled parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cycle parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Motorcycle parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electric vehicle infrastructure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you have any comments on our proposals for disabled, cycle, motorcycle and electric vehicle parking standards, including the reasons for your answer above, please tell us here:

Parking design and layout requirements

The draft standards set minimum bay sizes and design expectations for safe access and manoeuvring. They cover on-street and off-street parking spaces including the preference for driveways/car ports over garages and ensuring that where garages are provided, they can be used for their primary purpose as parking spaces.

There are limits on tandem parking, and expectations around surveillance, lighting and integration to ensure parking is not disjointed and does not dominate streets. The intent is to ensure practical, safe layouts that work for residents, visitors and service vehicles accessing the development.

The proposals for parking design and layout requirements are outlined on pages 21-24, section 5 of the Draft Parking Standards for New Developments.

5. To what extent do you agree or disagree with the parking design and layout requirements?

Please tick (✓) one option

- Strongly agree
- Agree
- Disagree
- Strongly disagree
- I don't know

If you have any comments on parking design and layout requirements, including the reasons for your answer above, please tell us here:

Evidence requirements

This proposal requires developers to provide clear evidence for proposed parking levels and commit to the long-term management and monitoring of parking provision.

When deciding how much parking is needed, developers will be expected to consider local circumstances, wider planning aims, economic factors and the need for flexible land use. This will help to make sure that parking is provided in a fair and effective way, prevent future parking problems, and support well-designed neighbourhoods that are easy and safe to get around.

The proposal for evidence requirements is outlined on page 11, section 3.3 of the Draft Parking Standards for New Developments.

6. To what extent do you agree or disagree with requiring developers to provide evidence for proposed parking levels and commit to long-term management?

Please tick (✓) one option

- Strongly agree
- Agree
- Disagree
- Strongly disagree
- I don't know

If you have any comments on the evidence requirements, including the reasons for your answer above, please tell us here:

Parking management measures

The new standards include the requirements for developers to manage parking within new developments and mitigate any adverse impacts on surrounding areas.

Developers will be expected to fund and implement mitigation measures where their development is likely to cause overspill parking, congestion or safety risks. Developers are encouraged to consider shared parking opportunities within their developments and with nearby sites and facilities to ensure efficient use of available parking space.

Developments proposing reduced parking such as those within the Town Centre zone and those within 800m of train stations will be required to use Controlled Parking Zones (CPZs) to manage on street parking pressure, improve safety and access and reduce congestion. CPZs are designated areas where parking is restricted to prevent overspill parking, make the best use of existing parking and improve access, safety and traffic flow.

Developers would be expected to assess, mitigate and manage their own development's impacts setting out how parking will be controlled and monitored in the long term.

The proposal for parking management measures is outlined on pages 25-28, section 6 of the Draft Parking Standards for New Developments.

7. To what extent do you agree or disagree with the measures to the proposals for managing development parking?

Please tick (✓) one option

- Strongly agree
- Agree
- Disagree
- Strongly disagree
- I don't know

If you have any comments on our proposals for measures to manage parking, including the reasons for your answer above, please tell us here:

About you

We will use the information you provide here only for the purpose of this activity. We will store the information securely in line with data protection laws and will not share or publish any personal details.

8. Which of the following describe you?

Please tick (✓) all that apply

- I live in Buckinghamshire
- I work in Buckinghamshire
- I study in Buckinghamshire
- I represent or own a business in Buckinghamshire
- I am a developer or planner in Buckinghamshire
- I represent a housing provider in Buckinghamshire
- I represent a school or education provider in Buckinghamshire
- I represent a car club operator in Buckinghamshire
- I represent a public transport operator in Buckinghamshire
- I represent an emergency services provider (e.g. police, ambulance, fire and rescue)
- I represent a community or voluntary group in Buckinghamshire
- I am an elected representative in Buckinghamshire
- I represent a Parish / Town Council or Town Committee in Buckinghamshire
- I work for Buckinghamshire Council
- Other (please give details below):

9. Which Community Board area(s) in Buckinghamshire do you or your organisation have a connection or an interest in?

For example, where you live, provide services or the area your constituency or parish/town council falls within. Find your Community Board at buckinghamshire.gov.uk

Please tick (✓) all that apply

- County-wide
- Aylesbury Community Board
- East Bucks Community Board
- East Chilterns Community Board
- High Wycombe Community Board
- North Bucks Community Board
- South East Bucks Community Board
- West Bucks Community Board
- West Chilterns Community Board

10. How did you find out about this consultation?

Please tick (✓) all that apply

- Local media (newspaper, radio, TV, website or newsfeed)
- Social media (Facebook, Twitter/X, Instagram, Nextdoor or LinkedIn)
- Buckinghamshire Council website or Your Voice Bucks website
- Email or newsletter from Buckinghamshire Council
- Buckinghamshire Council staff or other professionals
- Through working at Buckinghamshire Council
- Poster or leaflet
- Friend or family member
- Local community or special interest group
- Councillor, town/parish council or community board
- Other (please give details below):

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11. Are you responding as an individual or on behalf of an organisation (e.g. a business or town/parish council)? (Required)

Please tick (✓) one option

- As an individual (go to question 13)
- On behalf of an organisation

On behalf of an organisation

12. Please provide the following details:

Name of organisation:

Your job title:

If you have any further comments on parking standards related to specific site(s), please tell us here:

End of survey if responding on behalf of an organisation

More about you

We want to hear from as many people as possible to understand the views and needs across Buckinghamshire. The following questions help us see if the communities we serve have had the opportunity to be heard through this activity.

All questions are optional. You can skip any questions you do not wish to answer.

13. What is your postcode?

We want to understand the views of people living in different areas. You don't have to provide your postcode, but it helps us plan and make considered decisions.

14. What is your age?

Why we ask this: We want to understand the experiences and views of different age groups.

Please tick (✓) one option

- Under 16
- 16 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 to 74
- 75 to 84
- Over 85
- Prefer not to say

15. Do you consider yourself to have a disability / disabilities, impairment(s) or long term health condition(s)?

Why we ask this: We want to understand the experiences and views of disabled people, people with impairments and people with long term health conditions.

Please tick (✓) all that apply

- Disability / disabilities
- Impairment(s)
- Long term health condition(s)
- No
- Prefer not to say

16. Are you:

Why we ask this: We want to understand the experiences and views of different sexes.

Please tick (✓) one option

- Female
- Male
- Prefer not to say

17. How would you describe your ethnicity?

Why we ask this: We want to understand the experiences and views of different ethnicities.

Please tick (✓) one option

- Asian - British
- Asian - Bangladeshi
- Asian - Chinese
- Asian - Indian
- Asian - Pakistani
- Any other Asian background - Please give details below
- Black - African
- Black - British
- Black - Caribbean
- Any other Black, African or Caribbean background - Please give details below
- Mixed or multiple ethnic groups - White and Asian
- Mixed or multiple ethnic groups - White and Black African
- Mixed or multiple ethnic groups - White and Black British
- Mixed or multiple ethnic groups - White and Black Caribbean
- Mixed or multiple ethnic groups - Mixed or Multiple Ethnic backgrounds British
- Any other Mixed or Multiple ethnic background - Please give details below
- White - English, Welsh, Scottish, Northern Irish or British
- White - Irish

More answer options on the next page

- White - Gypsy or English traveller
- White - Irish Traveller
- White - European
- Any other White background - Please give details below
- Other ethnic group - Arab
- Other ethnic group - Arab British
- Other ethnic group - Please give details below
- Prefer not to say

Please give other details here:

End of the survey

Thank you for taking the time to complete this survey.

Please return your completed survey by 11:59pm on Tuesday 12 May 2026.

You can:

- email it to Transportstrategy@buckinghamshire.gov.uk
- post it to Draft Parking Standards for New Developments Consultation, Transport Strategy, Buckinghamshire Council, Walton Street, Aylesbury, HP20 1UA