

Site / Development & Planning Application No.	No. Units	No. Parking spaces	Parking Ratio	Population	Distance from train station	Justification for low parking ratio
<b><i>Kennet Centre, Newbury (23/02094/FULMAJ)</i></b>	<b><i>427</i></b>	<b><i>83 (plus shared MSCP)</i></b>	<b><i>Min. 0.19 per unit &amp; 0.22 per policy requirement</i></b>	<b><i>c43,000</i></b>	<b><i>0.1 miles</i></b>	<b><i>As per planning submission</i></b>
<b>Comparables</b>						
Former Cooper Garage, Reading BMW, Kings Meadow Road (162166)	315	49	0.16	c200,000	0.2 miles	This is a highly accessible site and there are considered to be sufficient on-street parking controls in the area (CPZs) to ensure that residents would not own cars and attempt to park them locally.
Land at 37-55 Perrymount Road and 1-5 Clair Road, Haywards Heath (DM/17/3413 – Mid Sussex DC)	145	88	0.61	c40,000	0.1 miles	Whilst the level of car parking provision is well below the District Council's minimum indicative standards, policy DP21 of the DP allows for flexibility to be applied and states that account should be taken of the availability and opportunities for public transport. The site is adjacent to the railway station, has good access to bus links and the town centre and its associated shops and employment opportunities are within easy walking distance. There are parking controls on the surrounding roads so it is not considered that there should be any highway safety issues arising from on street parking from the development because parking is not permitted on the surrounding roads where it is unsafe to do so. The NPPF is also clear in permitting flexibility in car parking standards in areas such as this.
Sackville Road, Hove (BH2019/03548)	564	150	0.27	c92,000	0.3 miles	Inclusion of restriction on new residents gaining parking permits for surrounding roads. Overall satisfactory justification for level of parking proposed.
18/01576/FULL The Landing, Maidenhead RBWM	454	189	0.42	c67,000	0.2 miles	The wider package of works proposed in the Travel Plan and as part of the application/ S106 by the applicants means that the proposed level of car parking provision is appropriate for this sustainable town centre location.



Market Place Basildon (20/00955/FUL)	492	69	0.14	c187,000	0.2 miles	Parking policy allows for provision below policy standards. A recent appeal decision noted Basildon town centre is highly sustainable and will require less parking, there is a MSCP next to the site, and surplus public car parking spaces across the town centre.
The Mint, Guildford (14/P/02168)	438	236	0.53	c147,000	0.2 miles	There are 236 spaces provided for the residential uses which make up a provision of approximately 53%. Of the 236 spaces, 160 will be provided within the multi-storey car park and 76 will be provided along the edge of the railway line, to the north of the car park, both of which will be accessible by the new access on Walnut Tree Close. This is consistent with the accessibility of the site, in terms of the ability to make journeys by means other than the private car and therefore live without the requirement to own a car
The Rise, Marketfield Road, Redhill (16/01066/F Reigate and Banstead BC)	153	47	0.3	c32,000	0.1 miles	This provision is considered acceptable due to the highly sustainable location of the site within the town centre and near to good rail and bus links. The provision equates to a ratio of 0.3 per flat.
<b>Average</b>	<b>7,209</b>	<b>1814</b>	<b>0.25</b>			